

**Malvern Club Inc.**  
**Thursday, 11 May 2006**

**Minutes**

**Monthly Board Members Meeting**

Meeting was called to order at 7:00 PM

**Five Board and 11 Malvern Members attended the meeting.**

The new President, Bill H, began the meeting by opening the floor to the members for comments. Charlie E commented that he has observed drivers running off the road onto his property. He has emailed the board and asked about options to include posting of more signs. Glen Y noted that the patio on the back of the clubhouse has some old landscaping that is in need of attention. Karen P asked the board about what procedures and policy are in place for residents that are not abiding by the covenants. The president responded that items of concern are brought up through appropriate committees to the board for consideration. If the issue does not clearly reside in a committee then the item can and should be brought directly to the board for consideration. A reminder was provided that if you have issues with your neighbor go and talk to them. Do not bring your feuds to the board to resolve. Gary asked about specific changes to the covenants and votes. In all cases, a vote of 2/3 of the quorum is necessary to pass or reject a vote. In no cases do we require 2/3 of the total membership.

**I. Committee Reports**

Secretary

- Minutes from the April meeting were reviewed and corrected prior to the meeting. A motion was made to accept the minutes. All voted in favor.
- Minutes from the Spring members meeting were reviewed and corrected prior to the meeting. A motion was made to accept the minutes and all voted in favor.

Treasurer

- Bob A reported that all Malvern residents have paid their regular dues. Special assessment dues are continuing to trickle in to the Treasurer.
- Bob passed out copies of the income and expenses records and reviewed the records.
- An update was provided on the outstanding loans. There is still \$63,000 on the existing road loan and \$54,000 on the Dam loan.

Architecture

- Paul presented 2 requests for board review and approval. All requests were pre-approved by the AC. The 2 requests follow;
  1. Lot #99; Request to install a swimming pool.
  2. Lot #67; Request to install a deck onto the lake.All requests were voted on and approved by the board.

Building and Grounds

- Jay M has received 4 confirmations of payment for bush hogging of lots. A deadline of 22 May 2006, was set to have the fees paid. Raymond Taylor will begin bush hogging in early June.
- A report was provided that the boards on the main dock were rolling on the edges. Don N clarified the problem. The only solution is to continue to replace boards when the roll.
- Linda B reported that Mike P. was contracted for the 2006 pool season at a cost of \$60 a week.
- Frank S and Bob A picked up branches in and around the clubhouse. There are still several dead branches in the trees that will require a pole saw to remove. The board discussed the item, voted and approved an expense of \$60 to rent a pole saw. Between Don N, Frank S and Bob S, they volunteered to cut down the dead locust by the lake.
- Everyone thanked Glen Y for picking up the majority of the dead branches around the clubhouse prior to mowing. Glen reported that the flat area adjacent to the clubhouse is not suitable for mowing and may be more suitable for bush hogging.

#### Clubhouse

- Frank S reported that the women's toilets that were purchased from Lowe's had not yet been installed.
- Frank S reported repairs to the heating and air system at the clubhouse during the late April timeframe.
- Frank S asked for clarification on the low fire extinguishers and clarified that they are more inexpensive to replace rather than recharge. The board agreed for the low fire extinguishers to be replaced.
- The gutters on the clubhouse on the far end need to be cleaned. Karen P will help to line up volunteers.

#### Roads

- Bill H reported that S.L. Williams had a crew available last week and had completed the clubhouse paving and could stay to complete the paving on Pine Torch, Carriage Lane, Bee Gum, and Sylvan. He will come back at a later date to complete the repairs, work on the shouldering, and finish the front entrance.
- Bill H clarified that the clubhouse is being used for collateral on the new road/dam loan.
- S.L. Williams offered to owners, that while he is in the area he is willing to take on jobs to pave driveways. Please contact Bill H directly if you are interested.
- A discussion on specific conditions of roads and paving was held to address some concerns over damage observed on several roads. The board continues to monitor closely damage to roads caused by contractors working on houses and damage that may be a result of improper shouldering or thickness of paving. The board will continue to monitor potential items of concern and provide comments.
- An item was brought to the board by Frank S asking about the consideration of using railroad ties at the clubhouse for parking to reduce the possibility that vehicles would run off the road. An estimated 17 ties would be required. This will be discussed in more detail at the next meeting.

### Other Committees

- Volunteers update was provided by Karen P. The old picnic tables have been cleaned up and removed. New tables still need to be built.
- Bob S and Frank K have volunteered to grout the missing pool tiles prior to the official opening of the pool.
- The entrance island will be reduced in size. Don N, Kemper D and Bill H have volunteered to assist. The stones removed from the island will be layered to re-enforce the rocks along the stream under Covered Bridge Drive bridge.

### **II. Old Business**

None

### **III. New Business**

- Bill H mentioned he received a call about a potential buyer in Malvern wanting to keep a horse on the property. The board will review this item in more detail. To date there are no horses in Malvern.

Meeting adjourned at 8:25 pm.

Next Board meeting scheduled 8 June 2006.

Meeting minutes prepared by Linda Brown, Secretary, Malvern Board Inc