

**Malvern Club Inc.**  
**Thursday, 8 June 2006**

**Minutes**

**Monthly Board Members Meeting**

Meeting Commenced at 7:03 PM

**Seven Board members and fourteen Malvern members attended this meeting.**

The President began the meeting by opening the floor to the members for comments. Jimmy asked about the plan to reinforce the shoulders on Carriage Lane. Bill indicated that he had more details and that they would be provided during the Road Committee update.

**I. Committee Reports**

Secretary

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

Treasurer

- Bob passed out copies of the income and expenses records and reviewed the records.
- An update was provided on the outstanding loans. The new road loan was combined with the existing DAM ARM loan and capped at 7% for a total of \$150,000.
- Bob A reported that a note was placed on a paddle boat found at the Lake that did not pay for a boat storage fee. The paddle boat has since been removed.
- After a recent rental of the clubhouse excessive food residue was found left throughout the clubhouse and caused for the deposit to be retained to pay for cleaning services. Keep in mind that if you rent the clubhouse, it must be returned in the same clean manner or you deposit will be retained.
- The new clubhouse rental fee is now a \$60 flat fee. If you have any questions concerning this fee contact the Clubhouse Committee chair, Jerry M.

Architecture

- Paul presented 1 request to the board for review and approval. This request was pre-approved by the AC and concerns the conversion of an existing deck on Lot #41 into a screen porch. **The board voted and unanimously approved the request.**
- Paul asked for guidance on a recent request for the board to review covenant guidelines for heavy vehicles. The board will be looking into this issue in more detail.

Building and Grounds

- Jay M is still missing one payment for bush hogging of empty lots. Raymond Taylor will begin bush hogging in early June.
- Jay M evaluated the loose boards reported on the main dock. Jay determined they could not be fixed and would need to be replaced. Jay provided some details on estimated cost for approximately 90-95 boards. **The board voted and approved for Jay to proceed with purchasing the necessary boards and to begin with the repairs.**

- Mike Richards has completed the power washing of the front entrance. The fence was painted by Gary P along with Karen and Nancy L. They did an excellent job.
- Dead branches still remain around the clubhouse that will require the use of a pole saw. The board approved for this rental in a previous meeting. Jay M will follow up on this request.
- Bill H asked for Jay to follow up on the mowing of the back side of the dam. Donald Self mowed this area previously and will be contacted. Frank S has already sprayed a section of the Dam area to retard the growth of bushes and brambles.
- Glen Y recommended that the board considers purchasing landscape trees/scrubs and mulch to fix the area by the back patio. The job was estimated at \$200. **The board motioned and voted all in favor for Glen Y to complete this work for the estimated \$200.** Karen was asked to schedule some volunteers to assist in this project. If interest please contact Karen P directly.

### Clubhouse

- Jerry M will provide the final comments on the new clubhouse rental agreement. The updated agreement will be posted on the Malvern of Madison website.
- Frank S is still working to line up Jim H to replace the women's toilets in the clubhouse.
- A reminder that there is a new rate to rent the clubhouse. The board agreed to a flat rate of \$60 for rental of the clubhouse for a day time event or overnight stay. This rate will be reposted at the front mail boxes.
- Frank S reported that only one fire extinguisher needed to be replaced instead of the previous estimation for 2 to be replaced.

### Long Term Planning and Volunteer Committee

- Bill R reported on the long term planning efforts. He is reviewing the records to determine how best to build up a reserve for emergency use.
- Karen P continues to provide Bill R with updates on the Volunteer Committee. She has been very successful in gathering names of volunteers to align against specific tasks around Malvern. Please contact Karen directly if you are interested in helping out your community.

### Roads

- Bill H provided an update on the paving by S.L. Williams. All roads are now paved. Remaining work will include paving of the front entrance after the island reduction project is complete. Also a small amount of residual funds is still available to complete a limited amount of shoulder work. Bill detailed the cost of the shoulder work along with overlay on Turkey Trot and Old Forge Way, and patching of 2 areas on Old Force totaling \$14,039. The shortfall of \$7000 was reported. **The board reviewed the plan and voted and unanimously approved for the complete shoulder work and associated repairs to be completed for the additional cost.**
- Bill H reviewed the plan to reduce the island at the front entrance. This work will require renting of a backhoe, purchase of landscaping stones, and significant community volunteers. Plans are underway to complete this project.

- The item 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 was tabled for another meeting due to higher priority items currently being funded. This project may be considered in the future.

## **II. Old Business**

None

## **III. New Business**

- Linda B brought to the members and the board a project under consideration by Mike P to review options to allow filling of the pool in a more controlled manner than just through the hose currently used. More details to include estimated cost will be provided when available.

Meeting adjourned at 8:00 pm.

Next Board meeting scheduled 13 July 2006.

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