

MALVERN CLUB
Thursday, December 14, 2006

Minutes

Monthly Board Meeting

Meeting called to order 7 PM by President

Board members present: Frank Sargent, Bob Anderson, Paul Hankla, Jay Miller, Bill Rowe, Roberta Jalbert, Jerry Monnat

Members attending: Barbara Sargent, Charles Egen, Don Nicholson, Howard & Cecilia Collins, Harvey Wallace, Kemper Deane, Peter Williams, Debbie Dean, Ed Johnson, Diane Cross

Committee Reports:

Secretary/Public Relations

Minutes of the Oct. meeting were reviewed and corrected:

Change lot 41 (on Architectural notes) to lot 40.

Motion to accept minutes as amended was moved and accepted.

The Communicator will be produced for March. Please start sending items for inclusion to Roberta Jalbert.

Treasurer

Bob Anderson reminded everyone that his term of office ends in April and we need a volunteer. If no one steps forward we will have to outsource this position and it will result in increased dues. The position must be filled by April.

Total available funds \$44,453.89.

Architecture

Paul Hankla presented an application from:

Lot 204 for construction of a covered porch, retaining wall, decks and fencing. Board approved.

Building & Grounds

Jay Miller reports the Vandalism committee did meet, however the Sheriff's office has not responded to repeated requests for involvement/information. The Dock area remains a problem with trash, bottles, lewd behavior and traffic after dark. The Vandalism Committee recommends installation of a gate to be locked at dusk and unlocked at dawn. Also recommends installation of a sign listing rules of use.

Board approved and volunteers offered to help – Don Nicholson, Frank Sargent, Debbie Dean and Jay Miller.

Frank Sargent has sourced railroad ties to be installed around the Clubhouse parking lot to keep the soil in place. Cost about \$1500.00. Board approved.

Clubhouse

Renovations to the back bedroom are complete. Additional folding chairs are needed to accommodate meetings and large gatherings. Board approved the purchase of 10 new chairs. Bob Anderson will get them from Sam's Club.

After a discussion of rental fees it was agreed to keep the fee at the current level.

Roads

Frank Sargent reports that S L Williamson has still not finished the roads. Gravel was installed at some points but not all. The holes on Ashlawn have not been repaired. A letter will be sent to the company stating our dissatisfaction.

Long Term Planning

Bill Rowe reports he has not been able to locate any factual information regarding the size of pools in relation to the number of users. He is still researching.

The maintenance of the Pool is becoming more expensive, particularly with the increased usage. Maintenance costs should be offset by the key fees. The Board approved a \$20.00 key fee to begin in 2007.

New Business

Bob and Sandy Stowe would like to sell part of their lot that abuts Old Forge. The Stowe property can be sold only to those lots that abut and any acreage will automatically be included as part of Malvern. This affects 5 lots --189,188, 187 186 and 185.

Board approved the land be offered to those owners on this basis.

Volunteers

A nominating committee has been formed to nominate new Board members for April.

The Committee members are Debra Dean, Roscoe Barnes and

Karen Pilkerton.

Old Business:

It has been brought to the attention of the Board that there are residents conducting business in Malvern, which violates the covenants. The Board will approach this individual after the holidays to inspect the property and make a determination of any violations.

It was brought to the attention of the Board that there appear to be many unregistered vehicles on Malvern properties, which violates the covenants. The Board will send the appropriate form to the named addresses asking that the vehicles be removed or garaged.

Meeting adjourned at 9:05 PM

Next Board meeting January 11, 2007

Minutes prepared by Secretary