

**MALVERN CLUB**  
**Thursday, February 8, 2007**

**Minutes**

**Monthly Board Meeting**

Meeting called to order 7 PM by President

**Board members present:** Frank Sargent, Bob Anderson, Paul Hankla, Jay Miller, Roberta Jalbert

**Members attending:** Barbara Sargent, Karen & Gary Pilkerton, Mike Casson, Milton Casson, Kevin Good, Angela Good, Diane Cross

Committee Reports:

**Secretary/Public Relations**

Minutes of the Nov. meeting were reviewed:

Motion to accept minutes was moved and accepted.

The Communicator will be produced for mailing April 10. Please start sending items for inclusion to Roberta Jalbert. A short recap from all committee heads is needed by March 8, and notes of interest, etc. from community by March 20.

We will add a voluntary poll to the Proxy form to get opinions on Malvern becoming a gated community.

**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. Commented that the cost of fuel oil to heat the Clubhouse has increased dramatically.

Total available funds \$22981.77

**Architecture**

Paul Hankla presented an application from:

Lot 113 for installation of a shed that will be closer than 60' from the lot line. Member has a letter of approval from his neighbor approving the exclusion.

Board approved.

**Building & Grounds**

Jay Miller asked who clears the snow at the mailboxes – Frank Sargent does this for the community at no cost. Thank you!

Jay Miller reports that the trees along Anvil Forge are doing well. The area by the lake entrance has been surveyed and the easement onto the lake is completed.

We need to survey the parcel of land by the bridge on Carriage Lane and the 3+ acres along 634 to assess what Malvern owns and what the abutters own. Motion to go forward with surveys moved – Board approved.

Frank Sargent checked on Solar motion sensitive lights to be installed at the Dock area to discourage after hours use and vandalism. Will review and make a recommendation next meeting.

A sign at the Pool should be posted to read: "No lifeguard on duty, swim at your own risk". Motion to install was moved and Board approved. Sign will be posted on the fence near the door.

### **Clubhouse**

12 folding chairs have been purchased for extra seating. The Community Center (used to be the Teen Center) has been cleaned out and now needs ceiling lights, primer and paint and ceiling panels. No motion made or voted at this meeting.

### **Roads**

Frank Sargent reports that we still need patching on some spots and gravel along the edges of the roads. Williamson has been disappointing to work with and Frank will research a new supplier for gravel, tar and installation.

### **Long Term Planning**

No report

### **New Business**

Karen Pilkerton raised a question on the 2/3 vote process. Bylaws now require a 2/3 vote of the entire member population in order to post collateral against a loan. This is cumbersome since the majority of members do not come to any meetings.

To change the bylaws the Board needs a vote of 75% of the entire population.

Frank Sargent will discuss and review the articles of incorporation with our Attorney to see if there is a better way to proceed.

At our March Board meeting we will set the agenda for the April meeting.

Karen Pilkerton made some suggestions as to how we can attract more members to our annual meetings: serve refreshments, offer a drawing for a gift certificate, place controversial issues on the agenda, etc. Board approved a drawing for a \$50.00 gift certificate to a local restaurant.

Karen Pilkerton offered to make a sandwich board type sign to be placed near the entrance to advertise annual meetings and monthly Board meetings. Karen will be responsible for setting up and taking down this sign. Thank you Karen!

### **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. They have met twice to decide who to approach about running for a seat and have contacted those people. They have gotten commitments from some members.

We will have a list of those running and a short bio for each in the April Communicator.

### **Old Business:**

It was brought to the attention of the Board at our October meeting that business was being conducted on the property owned by Kevin Good. Kevin has full time employment elsewhere 5 days a week and does work on his own cars on the weekends. He does not advertise for business and this has been considered a hobby in the past.

The Board feels that the property does not fall into the "Business" category.

Frank Sargent will discuss with our Attorney how to set parameters for what does and does not fall into the business category so that we will have clear guidelines going forward. This will avoid any chance of discriminatory or preferential treatment when/if another issue arises.

Meeting adjourned at 8:43 PM

Next Board meeting March 8, 2007

Minutes prepared by Secretary