

MALVERN CLUB
Thursday August 9, 2007

Minutes

Meeting called to order 7 PM by Jerry Monnat

Board members present: Lee Rees, Paul Hankla, Roberta Jalbert, Ed Johnson, Jerry Monnat, Jeff Woodward

Members Present: Barbara & Frank Sargent, Karen & Gary Pilkerton, Bob & Claire Anderson, Joe Graham, Elizabeth O'Neil, Caroline Busick, John Haines, Don Nicholson

Board approved minutes of the June meeting with one name change on the B&G committee: Joe Titman is not included on this committee

Secretary/Public Relations

Roberta Jalbert reported that the Board was contacted by the Culpeper Soil and Water Conservation District regarding rain collection barrels that will be available to local residents to collect rain water. Stephanie DiNicola will be invited to the September meeting to present the program to Malvern residents.

Please submit any articles for the October Communicator to Roberta by the end of August.

Treasurer

Ed Johnson reports that the largest expense in July was for mowing of the common areas, service on the furnace in the Clubhouse and servicing/maintaining the Pool.

Total available funds are \$27,460.00.

Architecture

Lot 19 submitted an application for removal of 3 trees which were too close to the house and/or dying.

Lot 226 submitted an application for the addition of a sunroom and deck.

Board approved both applications.

Building & Grounds

Jeff Woodward reports that the Dam has been mowed and empty lots have been bush hogged. Tim Isley is now doing mowing in place of Glen Yoder.

The final estimate for upgrading the HVAC at the Clubhouse is due soon and we should have a good idea of cost by the October meeting.

Jeff Woodward and an official from the Forestry Department reviewed all roadways in Malvern and a documented plan will be developed and filed with the Forestry service. A discussion of an emergency rear exit and possible site for same was part of this assessment.

The well pump at the Clubhouse will be addressed after the Pool season has ended.

Clubhouse

Sandra Twyman has resigned her Board position due to personal reasons. We are actively seeking a replacement, so if you can volunteer your time please contact any of the Board members.

There are 4 rentals pending for the Clubhouse and we have had a very good summer with recent rentals in the area of \$1000.00.

Roads

Jerry Monnat has been in contact with R&R Paving regarding the repair work needed on some roads. This is the busiest season for pavers and it has been difficult to contact them, but we are pushing to get the repairs done this month.

Don Nicholson – who does a lot of our plowing in the winter – raised the issue of overhanging trees and shrubs that obscure sightlines and make snow removal difficult. It is the responsibility of each lot owner to maintain trees and shrubs along the roads. We have asked previously for all members to be diligent in this area, but there are still many problem areas. We need 6 – 8 feet off roadsides for adequate snow removal. Frank Sargent will assess which roads/lots are most problematic and report back to the Board. This must be addressed before winter – more to come in the October Communicator.

Old Business

Ed Johnson and Lee Rees met with the Sheriff and County Administrator to discuss details around Police in Malvern. It should be clear that the Police have the right to patrol Malvern roads and to respond to emergencies here. What they are not able to do is ticket for traffic violations at this time. That requires an ordinance from the Board of Supervisors. The Board is working on supplying the BOS an engineering study of signage to prove compliance with State laws. This is needed before any ordinance can be enacted. More to follow in the October Communicator.

New Business:

The Board is working on the initial stages of a 5 year plan for Malvern which will address funding issues for repairs and upkeep on all common areas – roads, clubhouse, pool, dam, entrance, mail boxes and lake.

Once this plan has taken shape the Board will present it to the members. It will have detailed dollar figures for each area and a plan on how to reach those numbers. More information to come at the October budget meeting.

Volunteers

Karen Pilkerton noted that the ladders on the Clubhouse dock are in disrepair and suggested we replace with aluminum or steel ladders. It was also noted that a weld in the steel supports has broken and needs replacing. Board will assess overall costs and come up with a plan.

Gary Pilkerton, our Dam manager, is working on getting new baby grass carp and a wire barrier at the spillway to keep them in. This will be implemented in the spring.

Meeting adjourned at 8:34 PM

Next Board meeting September 13, 2007

Minutes prepared by Secretary