

**MALVERN CLUB**  
**Saturday, April 28, 2007**  
**Annual Member Meeting**

**Minutes**

Meeting called to order 10:00 AM by President Frank Sargent

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

**Secretary/Public Relations**

We produce 2 Communicator newsletters each year and new input/help would be appreciated. Patty Lees volunteered after the meeting to help produce the Communicator and collect information.

**Treasurer**

Dues are paid for '06 and only 1 member has not paid for '07. That member will be taken to small claims court for payment.

Money Market Fund interest has slipped again to a low interest rate, but Wachovia has agreed to a 4.3 rate. The new treasurer must go to the bank and remind them.

Total cash on hand \$94,105.00, total expenses \$29,718.00.

**Architecture**

There is not a lot of new building going on in Malvern this year – 1 new house and a few garages only.

**Building & Grounds**

Dock repairs are an on-going project with more boards needing repairs, etc. The new Board member will have to work closely with Gary Pilkerton and other members to monitor the condition of the dock and surrounding areas.

Gary has agreed to be the Caretaker of the Dam, manage inspections, spillway maintenance and boat slips.

**Clubhouse**

Leona Yoder has been handling reservations and keys for Clubhouse rentals. She will be leaving this position. Replacement organizers will be Joe & Barbara Graham.

Clubhouse repairs were completed.

Overnight rentals have declined, possibly due to the increase of fees. We will reduce rental fees for overnights and increase fees for rentals for the purpose of large gatherings. Major concerns about the Clubhouse are an old fuel tank that holds 1000 gallons of fuel and the age of the HVAC system that does not function adequately. A number of companies have been contacted for information on replacement and/or upgrading of the HVAC system with no decision made as yet – costs on both could be significant.

The “teen center” has been upgraded with ceiling tiles and new lighting installed by

Kemper Deane. New use will be for smaller meetings, birthday parties, etc. at a reduced rate.

### **Roads**

Frank Sargent obtained a quote from Roger Robertson, Inc. for repairs to the roads in the amount of \$4350.00. The Board voted to approve installation of 3 'speed humps' to slow traffic. These would be about 12' long, with a grade of 1" to 3" at center, tapering to 1". Recommended sites are 1. just above Ashlawn, 2. on Malvern Drive about ½ in the middle of the divide and 3. 300' from the intersection of Malvern Dr. and Carriage Lane 3-way stop.

Frank Sargent, Don Nicholson and Wallace Harvey will work on graveling the road edges where needed using gravel left over from the Dam repair.

There was lengthy discussion about the use of speed bumps, with pros and cons examined. Overall agreement that speeding is a big problem led to discussion of the use of police presence to calm speeders. The new Board will investigate as an alternative to speed 'humps'.

### **Volunteers**

Karen Pilkerton has worked very hard to encourage over 30 households to volunteer for all our different projects.

This helps to keep costs down and allows us to work on larger, more costly projects. If you would like to volunteer please contact Karen.

The Neighborhood Watch program is being evaluated for our use to reduce vandalism and unwanted traffic.

### **New Board Members**

New members were elected as follows:

Ed Johnson	Treasurer
Jerry Monnat	President
Lee Rees	Vice President
Sandra Twyman	Clubhouse
Jeff Woodward	Building and Grounds

Volunteer of the Year award went to Gary and Karen Pilkerton for all their time and effort last year.

Door Prize was won by Jay Miller

Meeting adjourned at 11:13 AM  
Next Board meeting May 10, 2007  
Minutes prepared by Secretary