

MALVERN CLUB
Thursday April 10, 2008

Minutes

Meeting called to order 7 PM by Jerry Monnat

Board members present: Paul Hankla, Roberta Jalbert , Ed Johnson, Jerry Monnat, John Haines, Lee Rees

Members Present: Barbara & Frank Sargent, Joe Graham, Don Nicholson, Charles Egen, Diane Cross, Wallace Harvey, Mr. Williams, Jason Woodward, Karen & Gary Pilkerton, Norm & Kathy Hensel, Pat Rowe, Marjorie Brant, Tammy Covington

Secretary/Public Relations

Minutes of 3/13/08 accepted.

The April Communicator has mailed and there will be extra copies at the annual meeting.

We have 3 candidates currently that want to run for 3 open seats on the Board.

Bios are posted at the mailboxes. If we have others come forward we will add their names and bios.

Treasurer

Total available funds are \$87,565.00. 228 Lot owners have paid March dues, 106 have paid the yearly total dues as well. 100 Pool keys have been paid for.

Six lots are still outstanding and will receive a reminder this month.

Large expenditures for the month of April are insurance, replacement of the Clubhouse water pressure tank, repairs to Sleighbell culvert and oil for heating of the Clubhouse.

Architecture

No new applications this month. Lot 90 has requested an occupancy permit in a garage/studio to be built on the lot prior to the home construction. The owners would like to occupy the top story during home construction. Once the home is complete, occupancy will cease. The lot owner will submit a written request
The matter was taken under consideration.

Building & Grounds

No new business

Clubhouse

VA Pools & Gunnite has been contracted to caulk the edge of the pool to avoid further degradation and cracking. This has not been completed. John Haines will look for another company to complete this job.

Pool keys are on order and will hopefully be available at the annual April meeting.

The well pump appears to be working very well after the installation of a new pressure tank. We are hopeful the pressure holds once the pool is opened and drawing water on a regular basis.

The Clubhouse needs a 'spring cleaning' – rugs and furniture need to be cleaned thoroughly and the women's bath needs a new faucet installed. Volunteers will be organized for some general cleaning.

Rentals at the Clubhouse are brisk, with income to 4/17 of \$1140.00.

Repairs that will need to be done this year include resetting of the flagstones, glazing and painting of windows on the 'teen' building, painting around pool area, repair and painting of the steps to the parking area, a new exterior light and inspection of fire extinguishers.

Karen Pilkerton suggested a double "weekend workathon" be organized with some people volunteering to work and others to bring food and drink. We might get a lot more members interested in giving an hour or a ½ day to this type of fun event. Targeting the middle of May to organize this.

Roads:

The engineering study for road signage has been completed. 2 new signs are needed. They will be ordered and installed.

The repair to the culvert on Sleighbell seems to be holding up well, even with the recent rains. Paving will be done when the weather is warmer.

Old Business:

A complaint has been levied against a lot owner running a business in Malvern. The complaint includes excessive noise, traffic and lack of county/state business permits. The Board's primary concerns are: no permits were ever applied for, any injury incurred due to the operation of this business could fall to Malvern HOA as well as the business owner, any health issues due to the operation of the business could impact our insurance as well.

The Board has sent a letter to the lot owner that rescinds his business permit as of April 18, 2008.

New Business:

We have received a request for donations to the Montpelier restoration. There will be a donation box at the annual meeting where members can donate what they want. We will then send the donation to the Montpelier committee in the name of Malvern of Madison, Madison County.

Agenda for the Annual meeting:

Synopsis of the year by each Board member

Comcast has been invited to present a short report on progress.

Copies of the 5 Year Plan will be available to take.

Vote for 3 new Board members

Meeting adjourned at 8:32 PM

Next meeting will be April, 26, 2008 at the Presbyterian Church

Next scheduled Board meeting May 8, 2008 at the Clubhouse

Minutes prepared by Secretary