

**Malvern Club, Inc.**  
<http://malvernofmadison.org/>

**Minutes: Board of Directors Meeting, Thursday, May 8, 2008**

Meeting called to order 7:00 p.m. by Vice President Lee Rees

Board members present: Lees Rees, Ed Johnson, John Haines, Pat Kaplon, Rick Curtin, Barbara Flynn

Members present: Frank and Barbara Sargent, Joe Graham, Bob and Clare Anderson, Karen and Gary Pilkerton, Angie Wiseman, Steve Reed, Rick and Ceil Collins, Paul Hankla, Caroline Busick

**New Business:**

Lee asked the new board members to introduce themselves: Barbara Flynn, Secretary; Rick Curtin, Grounds/Roads; Pat Kaplon, Architecture Committee

**Secretary:**

The minutes of the April 10th board meeting will be voted on at the June meeting.

**Treasurer's Report:**

1. April income totaled \$24,330; expenses \$62,901
2. Total available funds \$48,213.52
3. As of May 8, 2008, all but 2 lot owners have paid their dues. One has arranged to make payments. Malvern has a lien on the other property; it is unclear at present who will be responsible for payment of these dues.
4. There is only one more payment on the original road loan.
5. We are starting to spend money on mowing.

**Architectural Committee:**

1. No new business to report.
2. Regarding Lot 90 request for additional living area, the lot owner has to submit this request in writing. We will wait and see on this.

**Clubhouse/Pool:**

1. The clubhouse furnace has been taken apart. We have been given an estimate to fix it from Culpeper Petroleum for \$1,415. They said it has been "neglected" but in fact we have the Bronze Plan with this company, which includes a yearly tune up and cleaning. Do we need to go to Gold Plan which costs \$355, plus labor and parts. John was told that we fall in between what is considered residential and what is commercial. The furnace was replaced in 1994 – to replace a new boiler now would be \$3,800. John will get a second opinion on this. Air conditioner ok.
2. 90% of pool keys have not been picked up. It was suggested that a notice be placed on the bulletin board noting where and when residents can pick up keys.

3. John thanked Karen Pilkerton for the excellent job she and her volunteers did during the Malvern volunteer work weekend, May 3 and 4. The turn-out was very good, with 19 volunteers over the two-day period: Jeff Woodward, Brian Woodward, Paul Hankla, Norm and Kathy Hensel, Lee Rees, Joe Titman, Ceil and Rick Collins, Gary Pilkerton, Pat Kaplan, Norm and Kathy Hensel, Roberta Jalbert, Angie Wiseman, Mary Brant, Barry Cliver, Chas Egen, Carolyn Busick, John Haines. Among other things, the volunteers cleaned carpets, painted, landscaped, replaced glass fireplace cover.
4. The clubhouse has 6 broken window panes; Karen will get volunteers to do this work.
5. Frank and Barbara will continue checking the clubhouse after rentals and cleaning pool bathroom, but they would like to give up this position beginning in June or as soon as a person is found to take the job. The pay is \$13 per hour.
6. Mike Perryman gave John an estimate for industrial-strength chlorinator for the pool; this would prevent algae from growing and hopefully keep the pool open all season. It was also noted that the pool cover is rotting and tearing. Estimate for a new is \$4,800.
7. Joe Graham said he has a good number of rentals for the spring/summer months. Also, the clubhouse rental calendar is on the website without names. Karen said it would be helpful if the names were included so she can pull from these names for the next volunteer work weekend.

#### **Grounds/Roads:**

1. Bush-hogging to begin in June; letters will go out soon. If the money from property owners wanting their property bush-hogged is not received by June 10<sup>th</sup>, Mr. Taylor will not cut their lot.
2. Frank said mowing needs to be done by the bridge on Covered Bridge Drive. The contract calls for mowing on an "as needed" basis. Lee will call and ask them to do it ASAP.
3. Frank previously prepared a list of property owners who had not cleared a 6-foot area on roadside. Rick said he will update this list. Frank said he will have to raise his fee for this mowing to \$30 an hour. An objection was raised that, if owners won't mow their lots and HOA has to, property owners should be charged for the service. HOA should not have to absorb this cost. Rick and Frank to meet regarding this topic.
4. Docks: Replacing boards on far-side dock (beach side) have not been done.
5. Sleighbell Lane repair paving has not been done yet. Lee will call tomorrow and have information for next meeting.
6. Metal sign is ready to be placed at the entrance. Sign needs to be sprayed with an automotive clear coat and needs two 4x4 posts for mounting. Karen will get volunteers to do this.
7. Several people present were pleased to see deputy sheriffs' cars patrolling Malvern occasionally.

**Old Business:**

1. There was a lengthy discussion regarding businesses in Malvern and how they relate to the Covenants.
2. Question asked about resolution of Mr. Good's situation. Lee said Jerry is the person in contact with our attorney. Cease and desist letter has gone out. We are going to have to wait for the government process to work.
3. Karen complimented the Board's annual membership meeting format.

Meeting adjourned at 8:25 p.m. The next meeting scheduled for Thursday, June 6 at 7:00 p.m.

Submitted by Barbara Flynn, Secretary