

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

**Minutes: Board of Directors Meeting, Thursday, June 12, 2008**

Meeting called to order at 7:00 p.m. by President Jerry Monnat

**Board members present:** Jerry Monnat, Ed Johnson, John Haines, Pat Kaplon, Barbara Flynn

**Members present:** Frank and Barbara Sargent, Joe Graham, Karen and Gary Pilkerton, Angie Wiseman, Rick and Ceil Collins, Paul Hankla, Diane Cross, Danial and LuzEdith Biggs

**Secretary:**

The minutes of the April 10th and May 8<sup>th</sup> board meetings were approved.

**Treasurer's Report:**

1. May's income totaled \$879; total cash available as of June 12<sup>th</sup> - \$48,528.
2. We spent \$833 on pool keys, but that money will be recovered.
3. Mowing has begun. This will be a big expense in summer months.

**Architectural Committee:**

1. No new business to report.
2. Committee didn't meet because there were no new applications to consider.

**Grounds/Roads:**

Rick could not be at meeting so Ed gave his report.

1. Dam: actual face of dam was mowed and bill has been paid.
2. Met with Gary regarding the lake. Rick will contact Tim regarding mowing; the outlet pipe area still needs to be mowed.
3. Rick to get with Jay about replacing dock boards. Gary said this needs to be a priority.
4. Bush hogging on empty lots to begin later in June. Nearly all property owners have paid.
5. John will call regarding the broken rails at the entrance to Malvern.
6. There is a problem with newspapers being stolen from newspaper boxes. Barbara will call Kemper Deane to get the names of residents receiving papers. It was suggested that we get new locks and keys or that the newspapers be delivered to residents' driveways. Barbara will get Kemper's thoughts on this and report back to Board.
7. Lights at the Malvern entrance sign are out.
8. Covered Bridge area was mowed and will be done again relatively soon. Tim is only cutting to the tree line, not to the water. Frank Sargent said some pretty good size trees are in the creek at the bridge culvert entrance from the 2 recent storms. Ed will meet with Frank to see if the two of them can handle the job.
9. Joe Graham said he has a problem in the creek behind his property where 1 or 2 large trees have fallen into the creek and have it blocked up at one point. Jerry asked Joe to email him with lot numbers involved.
10. Rick wants to replace the Malvern bulletin board and to pressure wash concrete and building at the entrance.
11. The stop sign is down at entrance. Ed will get that up.

**Vice President/Roads**

1. New sign at entrance has been put up. The wood will be pressure treated. Several residents commented on how nice the sign looks.

2. The small area on Sleigh Bell Road will be repaved within the next two weeks. Lee is arranging to meet with Blakely to walk the roads, and get Blakely's recommendations of what we should do to extend the life of the roads. There may be some charge, but it will fall within our budget.

### **Clubhouse/Pool**

1. Some limbs are down from the storm. Picnic table is broken; alcohol bottles have been found in the area. There is a continuing problem with people coming up late at night. Karen suggested that the Neighborhood Watch do spot checks of the lake and clubhouse. She said Lee had signed up to be involved. Karen will call Roscoe. Jerry said that if members do see someone up in this area after hours all they have to do is call the deputies and report it.
2. Hinges are broken on the door to the pool. Mike Perryman temporarily secured it. Joe Graham will weld the door. A new door will be needed eventually. Motion to pay for any expenses Joe may have with welding job was approved.
3. Several nights ago the water pressure in the clubhouse was so low that guests could not take showers. This happens when water is being put into pool (water is added every day). John has an appointment with Wilson Wells within the next few days and will ask them to give us their thoughts on the problem. If pump is big enough, it should take care of all of this. But if the pump is functioning properly than we have a different problem. John will get recommendations. Ed suggested that we not wait until next season to do corrective work because money has already been approved in the budget for this work -- \$4,000. If it needs to be done, it should be done.
4. Joe Graham said the clubhouse rentals are good. Carolyn Busick will be checking the clubhouse after rentals and taking care of the pool bathroom.
5. Heating: Carolyn Busick contacted John with the name of a reputable heating person. John arranged a meeting. There will be a couple of different options. The heater can be repaired or replaced. He will get an estimate on both and get back to the Board with this. Southern States will no longer be used.

### **New Business**

1. Karen said she and several other volunteers want to begin a garden group. They plan to get together to beautify common areas around Malvern. Ed suggested they be allotted \$250 for expenditures to use as they see fit. He said money will come from Buildings and Grounds maintenance. Motion was seconded and approved.
2. Playground equipment needs pressure washing. Karen will call Rick about using his pressure washer.
3. Jerry said there will be an executive session meeting and asked Board members to email him with possible dates for a weekend meeting (either a Sat or Sun afternoon meeting). The purpose of the session is to provide information to the 3 new Board members of on-going work and assignments.
4. Angie Wiseman questioned the need to bush hog vacant lots due to the destruction of animal habitat and of wild flowers and other native plants. Jerry said the Fire Department had previously come in to give their opinion on fire hazards in Malvern and were happy to see the bush hogging done. Jerry was told it is less of a fire hazard, and if a fire should break out it is easier to stop.

Meeting adjourned at 8:05 p.m. Next meeting is scheduled for Thursday, July 10 at 7:00 p.m.

Submitted by Barbara Flynn, Secretary