

ANNUAL MEMBERSHIP MEETING
Saturday, April 26, 2008

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

Meeting called to order: 10:15 AM

Minutes from October 2007 general membership meeting approved and accepted

Members present at opening of meeting – 52

The Board had 5 proxy votes

The Board tried a new format for this meeting, opening discussion to the members present. We felt that this is the members' meeting and a full report on the Board's activity was published in the Communicator and mailed to all members.

An update was given to a member's question pertaining to a previously granted home-based business approval – the owner had been notified the previous approval was revoked, was given a deadline to cease operations and faced the potential for legal action for continued non-compliance.

A member asked the feasibility of modifying the following covenant: *“the lots designated in the subdivision shall be used for residential purposes only, and no profession, business, trade, enterprise or commercial activity of any kind or any nature shall be conducted or carried on upon any said lot or within any dwelling hereinafter erected thereon, without the express written approval of the developer or the Property Owner's Association”* by removing the portion: *“without the express written approval of the developer or the Property Owner's Association”*. The question was discussed but without reaching a consensus for proceeding further.

The No Trespassing sign at the front entrance will be replaced.

If members see persons in Malvern and suspect them to be trespassing, please call the Sheriff's office at 948-5161 and tell them you suspect trespassing. Please remember that even an invited guest must be accompanied by a member at the Dock or other common areas. Anyone fishing at the lake must have a current fishing license.

A member reported the stop sign at the intersection of Powderhorn Lane and Covered Bridge Drive was missing and asked for it to be replaced.

Karen Pilkerton suggested we have sign making contest for Malvern kids to involve them in issues such as trespassing, driving safely, etc. This will be discussed at the next regular Board meeting.

The Board has developed a 5 Year Plan which was presented to the members present. A 5 Year Plan is required by the State of VA to show that any HOA has a financial plan for

future costs that will be sustained by membership dues, not by loans. This allows us to plan for the future and to have a sum of money available for emergencies. A member suggested that incremental dues increases are needed to avoid large increases in future.

The Board suggested and there was discussion that the 5-year plan highlights the need for a dues increase of \$100 per lot starting in 2009 in order to have funds available to maintain, repair and/or replace common area amenities. The 5-year plan and recommended dues increase will be discussed further and voted upon at the October, 2008 membership meeting. The Board will also recommend at that time that the current "special assessment" dues designation be deleted and the corresponding amount (\$125) be incorporated into "annual dues". The Board confirmed their intent to allow members the option to continue paying annual dues in 2 installments. The Fall Communicator will include the full 5 Year Plan and explanation of dues increase.

Currently Malvern has two loans outstanding, total amount of loans still to be paid is \$92000.00. Once the loans for the roads and dam are paid off, the 5 year plan will budget upkeep and improvements without additional loans.

At 11:10 AM the members voted for 3 new Board positions. New Board members are: Rich Curtin, Barbara Flynn and Pat Kaplon. Paul Hankla, Jeff Woodward and Roberta Jalbert are leaving the Board.

Karen Pilkerton has been the Volunteer Coordinator for Malvern and has a large group of active volunteers. Karen would like to pass this position to another member in October. Please contact Karen if you are interested.

There will be "Volunteer Weekend" May 3 and 4, starting at 8:30 AM at the Clubhouse. Karen has organized volunteers to do upkeep to the grounds and buildings. We plan to work all day, both days so if you can give even an hour, please contact Karen.

Ann Ferguson thanked the group of volunteers that cleans up trash along Oak Park Road. Ann also made an appeal for donations to the Montpelier restoration fund.

Angie Wiseman made an appeal for donations to Habitat for Humanity.

A member asked how to handle road kill when it occurs. VDOT will take large animals such as deer, but individuals must take the carcass to the facility. VDOT will come to pick it up.

Meeting adjourned at 11:35 AM