

Minutes: Board of Directors Meeting, Thursday, September 10, 2009

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

Board members present: Jerry Monnat, Lee Rees, Ed Johnson, Rick Curtin, Jason Woodward, Barbara Flynn

Members present: Barbara & Frank Sargent, Karen & Gary Pilkerton, Norm & Cathy Hensel, Don Nicholson, Meri Woodward, Joe Graham, Ceil & Rick Collins, Kent Omer, Claire & Bob Anderson

Minutes from the August 30, 2009 Special Board meeting were approved.

Secretary:

1. Barbara read the names of the members of committees: (a) Architecture Committee: Pat Kaplon, Chair, Don Nicholson, Garth Bagley, Kemper Dean, Wallace Harvey & Karen Pilkerton; (b) Clubhouse & Pool Committee: Rick Curtin, Chair, Frank Sargent, Barbara Sargent & Joe Graham; (c) Roads Committee: Lee Rees, Chair, Frank Sargent, Don Nicholson, Wallace Harvey & Ed Johnson.

Treasurer:

1. Current bank balance is \$62,653. August income \$11,106. August expenses \$4,471, which includes \$2,719 for the storm pipe to replace the Liberty Lane culvert.
2. The second dues installment is due by the end of September; there are 56 lots that have not yet paid. Last month Ed mentioned 3 lot owners that had not paid any dues for 2009; he has since talked with all of them and has worked out commitments and payment plans.
3. Ed said he revised the 5-year plan and 2010 budget as discussed at the Special board meeting on August 30. He forwarded the revised 5-year plan to Chas Egen and it has been posted on the website.
4. Motion made by Ed that the Board recommends the membership approve the proposed 2010 capital expenditures totaling \$62,000 for fuel tank disposal, replacement of the clubhouse HVAC equipment, repairs to the pool deck area, sign purchases as needed, pavement patching and Sylvan Lane culvert maintenance. Further, the Board recommends the membership approve the proposed 2010 budget insofar as it relates to operating expenses. Motion was duly seconded and approved unanimously.

Architecture Committee:

Nothing pending.

Common Areas and Lake:

1. Jason said he counted the boards needing to be replaced at the entrance fence; once the boards are replaced, the fence will be stained the color of the mailbox area.
2. Dam update: Next step is performing calculations needed to prove that we are a low-hazard dam. Within the next couple of weeks, a submission to Department of Conversation and Recreation will be made. Ultimate goal is to get a renewal of our permit.

Clubhouse and Pool:

1. Rick had some quotes regarding new pool covers: John Sifrit quotes: \$1900 for Dura Mesh installed, for Smart Mesh \$2332.30 installed. Jazzi Pools quotes: Dura Mesh \$2300 not installed; Smart Mesh \$2831 not installed. All estimates are for using hardware we already have. Jerry asked Rick to get price with

new hardware. Lee said a lot of money was spent this year on the pool and we should get a very good pool cover, one to last the next 20 years.

2. Frank said the pool chairs have all been repaired and look very nice; he hopes they will hold up.

3. Frank also mentioned that he would like to thank Frank Dean, Lot 183, for getting mulch from MWP at no cost to Malvern for use at the clubhouse.

4. Frank mentioned several residents have reported thefts of ATVs from their property.

5. Joe asked that the Yard Sale application be revise Item 6, sentence one as follows: The Agent assigned to coordinate the community yard sale will post a sign at the entrance to the subdivision several days before the event; notice will also be placed in the Madison Eagle. Motion made and approved.

6. Rick received an estimate of \$600 to pressure wash both clubhouse and mailbox area.

Roads:

1. Lee said that the Liberty Lane culvert repair is $\frac{3}{4}$ done; new pipe is in. He said the contractor, Robert Hoffman, appears to be doing good quality work. Additional fill dirt is needed to bring the trench to sub-grade. This will add to the expense of the repair. The final topping to bring the trench to the level of the surrounding pavement will be base gravel; paving will occur at a future date. The contractor will fine grade the embankments and clean up the area prior to completion.

2. Regarding a question about golf carts on the road, a member showed Lee a copy of the state law and Lee will be checking to see if there have been any updates to the law.

New Business:

A member expressed several grievances relating to Board procedures. The Board will consider the grievances. Approval of August 13 minutes are on hold.

Old/Ongoing Business:

1. Change to pool hours, policing the pool, ID badges and time lock all stemmed from previous concerns that people were using the pool after 10 p.m. and that people who did not belong to the pool or were not with a resident of Malvern were using the pool. This seems to happen at the first part of the summer. Rick said his committee may try to work with volunteers next year re policing the pool better and will also call Sheriff's Office when trespassers are found. Hopefully, this will take care of the problems. Pool will close September 20th and a notice of this date will be put on website.

2. Road issue/Board of Supervisors: announcement will be in the newsletter concerning our request that Malvern roads be patrolled by the Sheriff's Office.

3. Fall membership meeting to be held at the Clubhouse on Saturday, October 17 at 10:00. The Sargents and Barbara and Joe will set up for meeting Friday night, the 16th. Diane Cross and Barbara Sargent will check people in and will count votes.

4. Lot 191 – lot owner no longer lives in Ashland. Jerry again left messages with his office in Charlottesville asking that the lot owner return his call. He has received no response. Ed will give Jerry the new address he has for lot owner and Jerry will send another letter regarding the downed trees.

Meeting adjourned at 8:20 p.m. Next meeting will be Thursday, October 8 at 7:00 p.m.

Submitted by Barbara Flynn, Secretary