

**Minutes: Board of Directors Meeting, Thursday, October 8, 2009**

Meeting called to order at 7:02 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, Joe Graham, Norm & Cathy Hensel, Dianne Cross, Don Nicholson, Ceil and Rick Collins, Pat and Bill Rowe, Mark Evans, Kent Omer

The Board recessed to an executive session to discuss a homeowner grievance that included the possibility of litigation.

Board meeting called back to order at 7:10

A motion was made and seconded to revise the minutes of August 13 to substitute "member" for a homeowner's name under item 4 of old/ongoing business. Motion carried to approve minutes as revised. The minutes from the September 10 board meeting were approved.

Don Nicholson suggested inviting candidates to the Board of Supervisors to our meeting.

**Treasurer**

1. September income was \$13,198; expenses totaled \$15,042; current bank balance is \$59,735.
2. Liberty Lane culvert repair cost totaled \$15,335; the original estimate for the repair was \$17,500.
3. Several members have yet to finish paying 2009 dues; Ed is pursuing getting these paid.

**Architecture Committee:**

Nothing pending.

**Common Areas and Lake:**

1. Don emphasized the importance to keep the spillway free of debris.

**Clubhouse and Pool:**

1. Rick said the clubhouse and the front mailbox area have been pressure washed.
2. Frank Sargent said the pool cover was put on September 19 but this will be the last year it can be used. Rick is obtaining quotes to replace it. Chemicals will be added during the winter months to make sure the new pool finish isn't damaged. Frank said Mike Perryman is willing to take care of the pool next year.

**Roads:**

1. Lee said that the culvert repair on Liberty Lane is done. A member noted that going downhill on Liberty Lane there is a bad wash that is starting to undercut the road. Don and Frank will look at it.
2. We are planning on paving the Liberty Lane repair in the spring as well as addressing other problem areas, including the culvert at the intersection of Sylvan Lane and Malvern Drive.
3. Don will be doing plowing this winter; others wishing to volunteer should call Lee. Road committee will order stone dust to have on hand for snow conditions.
4. Frank and Ed replaced the stop sign at Powderhorn Lane that had been damaged.

**New Business:**

1. Pat Rowe mentioned an apparent “mischief” incident occurring early morning of October 3.
2. Norm Hensel mentioned a suggestion of a Board of Supervisor candidate on whether Malvern might want to pursue rezoning the subdivision from A-1 to R-1 in order to limit “by right” uses.

**Old/Ongoing Business:**

1. Lee reported the results of a workshop meeting with the Board of Supervisors on September 24 regarding law enforcement along Malvern roads. The Board of Supervisors will hold a public hearing on October 13 to further consider the request. Lee and Ed plan on attending the meeting.
2. October 17 membership meeting: Barbara said Barbara Sargent and Dianne Cross will be checking in residents at the membership meeting on Saturday, October 17 at 9:30. They will also handle the vote count. The clubhouse will be set up for the meeting on Friday evening. Ed suggested posting an outline of the items residents will be asked to vote on both at the bulletin Board and website. There was no objection. Voting procedures, ballots, and proxies were also discussed.
3. Lot 191 – Jerry sent another letter to Mr. Gill regarding the many downed trees. He has received no comment to date.

Meeting adjourned at 8:11 p.m. Next meeting will be Thursday, November 12 at 7:00 p.m.

Submitted by Barbara Flynn, Secretary