



Minutes: Board of Directors Meeting, **Thursday April 10, 2014**

Meeting called to order at 7:00 p.m. by Roberta Jalbert

Board members Present: Roberta Jalbert, T. J. Wright, Rick Collins, Joe Graham, Ed Johnson

Minutes from the March meeting were approved as amended.

Presidents Report (Roberta) Roberta reminded everyone that there were still positions on the board to be filled next month. Also, a reminder to collect proxies from neighbors for the April General Membership meeting.

ID's for new residents and stickers for current card holders will be addressed in the April membership meeting.

The new 911 Firewise house numbers will be available at the April meeting.

A reminder that during January, February, March, and April, there will be no security patrols in the community. The patrols will resume in May.

Members are reminded to forward comments / articles for the spring newsletter.

Treasurers Report (Ed) As of April 10, 2014, the balance in our operating account is \$143,891.28. The reserve account has a balance of \$142,488.21 in Money Market accounts.

2014 dues statements were sent to all members on January 30, 2014. A total of 50 lots out of 234 lots have yet to make payment to date. A \$30.00 late charge will apply if payment is not received by 5/1/14.

Corporate & Va. Takes were filed, no tax was owed.

2014 snow removal cost to date totals \$12,247. That is \$7,247 over this year's budget. There are however adequate operating funds to pay for the overage without negatively affecting our 2014 budget for other expenses.

Security camera system costs to date total \$1,053 out of a budgeted \$2,000. Additional hardware will be purchased but the total cost is not expected to exceed the \$2,000 budget.

Architecture Committee (Jason) No Report

Lake & Grounds (Rick): Mail area – Rock repositioning continues. News Boxes to be painted soon. Rick is looking for suggestions for plantings and Fence for the area.

MSL was notified about the Mowing contract, and agreed to a 2 year contract.

Bush Hogging – Rick has a draft of a Lot Maintenance policy for approval and a sample letter to owners. Motion to approve Lot Maintenance Policy made, seconded and passed unanimously; copy attached.

Lake: Dam and spillway ok. Ladders still need stowing. Debris was cleared from the North dock area so it didn't have to be burned. Thanks to Ed Johnson and Ceil Collins for their help with this.

Malvern Club, Inc.

Firewise: We are trying for two (2) chipping sessions in 2014, Spring & Fall. Participation is encouraged. This is a free service we only need to sign up and keep a log of hours spent on typical yard work, or expense for qualifying home improvements. Please see the Firewise page on the website for full details, and participate. A sample log was presented, and it's very easy for one to maintain.

Clubhouse and Pool (Joe): 6 new chase lounges will be ordered for the pool. Cost is \$1,153.00 FOB pool.

Landscape companies are to inspect & quote on the Clubhouse.

A Clubhouse "spruce-up" day is planned for April 14 @ 10:00 AM

Joe mentioned that the electrical usage at the Clubhouse seemed high (+/- \$600.00 / mo.). The Board members discussed checking loads as well as looking into insulating the attic & crawlspace to attempt to reduce our monthly charges for electric.

Roads (Wallace) Wallace was unavailable for this meeting, but Roberta read a nice letter thanking everyone on the Road Committee for their assistance. Wallace will not run again for the Board this year.

The Road Committee at Wallace's direction did independent inspections of all roads, and are compiling the data for 2014 and future budgets.

New Business Entry signage, and potential island modifications were discussed. This will require the preparation of sketches and/or renderings before any decisions are made.

The bush hogging of vacant lots was discussed.

The mowing contract for 2 years was presented and approved.

The L & B Security contract was reviewed and approved for 2014.

Meeting adjourned at 8:26 PM

Respectfully Submitted

T. J. Wright, Secretary

Malvern Club Inc.



Malvern Club, Inc.
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Lot Maintenance Policy

In order to preserve and maintain the residential appearance of Malvern, and to comply with item 12 of the deed of dedication, we need to ensure that all grass covered or open lots are mowed regularly to reduce the wildfire risk.

Lot owners are expected to maintain their lot (lots) to keep them in compliance with this policy. Failure to comply will result in the Board contracting the cleanup, or bush hogging out to a contractor at the lot owners expense.

Approved April 10, 2014 by the Board of Directors, Malvern Club, Inc.