

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
June 6, 2023

The meeting was called to order in the Mallard Bay Clubhouse by MBPOA President Marshall Sebra at 6:30 p.m.

Board Members present:

Marshall Sebra, President
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent
Lynne Cerar, Board Member and Landscaping Committee
Barbara Bromley, Secretary

Board Members not present:

Callie Robinson, Board Member at Large
Larry Tupper, Vice President
John Miller, Board Member at Large
Richard Honey, Board Member at Large

Support Personnel present:

Brant Hays, Property Manager
Paul Malloy, Swimming Pool Maintenance Director
Bob Mitchell, Social Committee

Opening Comments

Mr. Sebra opened the meeting by welcoming all attendees. He noted that only 4 board members were present which did meet quorum. Ms. Widenmyer asked Mr. Mitchell why the ponds on Mallard Bay Drive were so low? He responded that they are filling up slowly because he does not want to put a strain on the pump. After a small discussion, he agreed to increase the amount of times the pump comes on each day to help replenish the ponds. He will increase the schedule from to 3 to 4 times a day.

Reports

Secretary (Barbara Bromley) – Ms. Bromley asked for a motion for the approval of the Minutes of the May 2, 2023 General Meeting. The motion was made, no discussion was forthcoming, and on a voice vote the Board approved the Minutes.

Treasurer (Jeanne Widenmyer) – Ms. Widenmyer reported the expenses for the month. Paul Ryan, the electrician, was paid for his work in the community with the installation of a new pump for Puddle Duck and Web Foot Ponds. The water bill increased this month from \$40 to \$245 due to the filling of the pool. She also advised that certified letters were sent to the 4 lot owners who were past due in payment of their HOA dues. She has not heard back from any of them.

Webmaster & Clubhouse Manager (Debbie Evans) – In her absence, Ms. Widenmyer noted that Ms. Evans had nothing to report at this time.

Property Manager (Brant Hays) - Mr. Hays began by thanking those who helped eliminate the grass on the clubhouse parking lot and the grass on the tennis courts at Canvasback Lane. It is a big job and he appreciated their help. Ms. Widenmyer noted that the gate at the dog park was possibly hit by a mower, and it needed to be addressed. Mr. Hays said he would take a look at it. He also reported that he has been working on removing the grass, weeds, and sticker bushes on the backside of the pool area. Mr. Sebra mentioned that he felt some touch up painting needed to be done on the trim around the clubhouse. After a small discussion, it was decided that Mr. Sebra will look into finding a contractor to take care of the painting. He will contact Shawn Clark to see if he is interested in the job. Ms. Widenmyer also mentioned that the fence, as you come into the community, needed to be cleaned. She will call Rick at NNK Softwash to get a bid to clean all community fencing, where needed.

Pool Technical Maintenance (Paul Malloy) - Mr. Malloy reported that Mary McGuire kindly donated 4 flytraps for the pool which have been installed. He also advised that Top and Bond was applied to a small area around the pool only costing about \$20. It was a temporary fix, which could last into next year or possibly as long as 5 years. He repaired 2 lounge chairs that had broken straps, and he added new plates to the ladders and the handrail. Salt was added to the chlorine generator, and he reports that it is working well. The dark area on the bottom of the pool is etched and can't be cleaned. So at the end of the season, this needs to be addressed as to what to do with the pool finish. He also mentioned that the Robot Vacuum is working very well, and he is happy with the results.

Dock Master (Allen Garland) - In his absence, Mr. Sebra reported that Mr. Garland received an email from Bill Bracker concerning the use of electricity at the dock. Mr. Bracker felt that another boat owner at the dock was possibly misusing the electricity and causing corrosion to his boat. Mr. Sebra felt that this is possibly a civil case between the 2 boat owners and not an issue for the board. Ms. Widenmyer also advised that another boat slip and another kayak slip were rented at the community dock.

Architectural Committee (Ted Hobson) - In his absence, Ms. Widenmyer reports that Patricia Hauser's house, lot 47, was sold. The realtor brought to Ms. Widenmyer's attention that our by-laws allow rentals in the community, as long as it's for more than 2 weeks. Ms. Widenmyer was unaware of this, and she thought that this bylaw might need to be revisited and possibly changed. It was decided that the covenants concerning short term rentals be looked at by each board member, and add this item to the agenda for July's meeting.

Landscaping Committee (Lynne Cerar) – Ms. Cerar reported that the new annuals that were recently planted are doing well. She did get a request to replace the rose bushes at the front entrance and at the clubhouse. Ms. Cerar looked at each area, and she agreed it was needed. She will do some research for replacements that could be planted in the fall. She also noted that the rain barrel is working well for the watering needed at the front entrance. It saves \$40 a month in expenses, since we no longer need water at that location.

Social Committee (Bob Mitchell) – Mr. Mitchell started by thanking all those who helped make the Memorial Day Picnic so successful. He acknowledged Jeanne Widenmyer, Paul Malloy, Mary McGuire, Lynne Cerar, and Blaine Swank for their help in setting up. He advised that Lynne Cerar and Winky Mitchell opened the picnic with God Bless American and they harmonized beautifully together. He appreciated John Miller's help with cooking the hot dogs and hamburgers and all those who stayed

to help clean up. The next picnic will be July 4, at 5pm for the Independence Day Celebration. Set up will be July 3, at noon. Fried chicken will be supplied and side dishes are appreciated by all those who attend.

Closing Comments

There were no other comments and the meeting was adjourned at 7:22 p.m. The next regular meeting of the Mallard Bay Board of Directors will be Monday, July 3, 2023 at 6:30 p.m. in the Clubhouse.

Submitted by:

Barbara Bromley, Secretary