

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
July 3, 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
John Miller, Board Member at Large
Barbara Bromley, Secretary

Board Members not present:

Callie Robinson, Board Member at Large
Larry Tupper, Vice President
Lynne Cerar, Board Member at Large and Landscaping Committee
Richard Honey, Board Member at Large

Support Personnel present:

Linda Hobson and Mary Yordy, Clubhouse Maintenance
Paul Malloy, Swimming Pool Maintenance Director
Bob Mitchell, Social Committee
Ted Hobson, Architectural Committee

Opening Comments

Mr. Sebra opened the meeting by welcoming all attendees.

Reports

Secretary (Barbara Bromley) – Ms. Bromley advised that the June 6, 2023 minutes were complete, reviewed by the Board via email, and they were unanimously approved. The minutes can be read on the Mallard Bay website.

Treasurer (Jeanne Widenmyer) – Ms. Widenmyer reported that the expenses were \$5600 last month. The largest expenses were the electric bill, the water bill, and the lawn care bill. She also advised that certified letters were sent to the 4 property owners who were past due in payment of their HOA dues. A lien will be placed against each property if a payment is not post marked by June 30, 2023. She has received payment from two of the owners, but she has not heard from the others.

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

Property Manager (Brant Hays) - In his absence, Mr. Sebra reported that Mr. Hays has been tidying up around the community and helping Mr. Malloy with the pool maintenance.

Pool Technical Maintenance (Paul Malloy) - Mr. Malloy reported that he has a new product to remove some of the stains on the bottom of the pool. He will be trying this after the holiday weekend, and he will report back with the results. He also advised that he has replaced the broken step on the pool ladder. He mentioned that he had a request from a homeowner to paint or highlight the step by the pool entrance gate, to prevent tripping. The board agreed with the suggestion and Mr. Malloy will proceed with this job.

Dock Master (Allen Garland) - In his absence, Mr. Sebra advised that Mr. Garland had nothing to report at this time.

Architectural Committee (Ted Hobson) - Mr. Hobson reported that the house being built on lot 83 is nearing completion. The silt fence is in good order, and the house should be complete by early September. He also noted that the house at the end of Redhead Court, lot 12 is completely overgrown. The house is occupied and the homeowner is unable to have the work done. Mr. Sebra felt that a certified letter needed to be sent or we need to hear from the homeowner before the board gets involved. Mr. Hobson said he will stop by to talk to her.

Landscaping Committee (Lynne Cerar) – In her absence, Mr. Sebra conveyed that there is nothing to report at this time.

Amenities Committee (Debby Tupper) - In her absence, Mr. Sebra advised that Ms. Tupper wanted to thank Blaine Swank for the additional clean up at the RV lot and for his help with the tetherball. She is almost done with the painting of the markers for the nature trails, and they should be installed shortly.

Social Committee (Bob Mitchell) – Mr. Mitchell happily reported that the setup for the Independence Day Celebration was complete and the get together will begin on the 4th at 5pm. Fried chicken will be supplied and side dishes are appreciated by all those who attend.

Open Comment Period

Mr. Sebra is looking for suggestions for the placement of a VDOT 25 Mile an Hour Speed Limit Sign in the community. He noted that there is already a sign at the entrance of the community, so where else might it be beneficial? He is open to resident's suggestions. Let him know if you feel a certain area might benefit from this sign. He also noted that VDOT was in the community trimming trees and brush for the right of way of utilities. In his experience it can look harsh after the trimming, but it does heal quickly.

The following discussion is summarized, as it was a lengthy discussion:

Mr. Donald Mitchell, a resident of the community, addressed the board with his concern that he did not feel his family was being treated fairly when it came to the clubhouse rental cleanup. He felt that they were being singled out and spoken to disrespectfully. During the course of the discussion it was discovered that an email to the Mitchell's had indicated minor additional cleanup, post event, had been necessary.

He had no issue with this email, but a subsequent voicemail from the Clubhouse Manager was, indeed, “an over-reaction.” The Board concurred, but also pointed out that Mr. Mitchell’s phone call to the Board President was also, “an over-reaction” and Mr. Mitchell agreed with that.

Mr. Denzel Mitchell pursued the discussion asking that his family be treated the same as everyone else. Members of the Board and Clubhouse Maintenance Committee pointed out that the Mitchells had been treated the same as everyone else, and tried to explain what had happened regarding a “glitter issue.” The one issue used as a point of comparison was, in fact anomalous, and other than that one issue, all reservations have been handled the same.

Mrs. Tanya Mitchell asked for peace and understanding (or something similarly calming) - this was well received. Thus, bottom-line, some changes will be made to the reservation procedure. If the clubhouse maintenance personnel arrive after a reservation and feel it needs extra cleanup attention the reservation residents will be called immediately so that they can see the problem, and have a chance to address the situation.

It was brought up that the basketball backboards are stuck and unmovable at both basketball courts. Since this is a reoccurring problem, it was suggested that they be permanently attached at the highest position with no possibility for repositioning.

Also, it was noted that there is a broken handle on the inside door to the clubhouse, nearest to the pool. John Miller will look at the problem and find a solution.

Mr. Hobson mentioned that the dams are getting very overgrown. Mr. Sebra said that he intends to have them cut in the fall. Mr. Hobson said that they are about 4ft high at this point, but agrees that fall will be acceptable.

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 Tuesday, August 1, 2023 at 6:30 p.m. in the Clubhouse.

Submitted by:

Barbara Bromley, Secretary