

Mallard Bay Property Owners Association  
Minutes  
Meeting of Board of Directors  
August 1, 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:

Paul Malloy, Swimming Pool Maintenance Director  
Bob Mitchell, Social Committee  
Mary Yordy and Linda Hobson, Club House Maintenance  
Debbie Evans, Webmaster, Clubhouse Manager  
Ted Hobson, Architectural Committee

### Opening Comments

Mr. Sebra opened the meeting by welcoming all attendees.

### Reports

**Secretary** (Barbara Bromley) – Ms. Bromley asked for a motion for the approval of the Minutes of the July 3, 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 that she filed liens on two properties with a copy sent to each owner. She stated that if she has not heard from the owners in one year the properties can be put up for sale by the board. She will do a follow-up call to each owner. She also reported the expenses for the month were \$4500. Mowing was \$1300 and electric was \$1100. She had the guard house and fences washed and she put Mallard Bay on the schedule for June 2024 for Northern Neck Soft Wash.

**Webmaster & Clubhouse Manager** (Debbie Evans) – Ms. Evans reported that she has started a page to list reliable service people for our friends and neighbors to use. If you have had a good experience with a service provider for your property and would like to recommend them, let Debbie know.

The Clubhouse Maintenance Personnel thanked Ms. Evans for sending an organized list of upcoming events. It has been requested by Ms. Hobson that Ms. Evans forward a copy of each reservation, once confirmed, with all the individual information on it including the name, the lot number, and the size of the event.

**Property Manager** (Brant Hays) - In his absence, Mr. Sebra reported that Mr. Hays will be working on fixing the poles in the parking lot (outside of the clubhouse) which have been knocked over. He will need a couple of volunteers to help with this when the time comes. A notice will be posted on the website to ask for volunteers.

**Pool Technical Maintenance** (Paul Malloy) - Mr. Malloy reported that Mary McGuire kindly donated more flytraps for the pool which have been installed. He noted that more lounge chairs are needed. Ms. Widenmyer said that she is aware of the situation and that they are very expensive. She will look into it again to see if maybe there is an end of season sale to buy additional chairs. Mr. Sebra suggested that we phase in the purchase with maybe 2-3 chairs a year to help replenish them over time.

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

**Architectural Committee** (Ted Hobson) - Mr. Hobson reported that the house being built on lot 81 has a "For Sale" sign out front which is new and he will look into that.

**Landscaping Committee** (Lynne Cerar) – Ms. Cerar started by thanking Linda Brown and Roberta Jones for overseeing the pots in the community and watering them while she was out of town. It was noted that the lantana that is in pots at the pool has attracted a lot of bees. She will look into another choice for next year.

**Social Committee** (Bob Mitchell) – Mr. Mitchell reported that the next social event will be a Luau on Sunday, September 3, 2023 at 5pm. The setup will be on the 2nd at 11am. He also advised that over 40 people attended the Independence Day Celebration and there were enough donations to offset the costs. He is also looking at mid October to plan a Bingo Night with all the attendees bringing a dessert.

**Amenities Committee** (Debby Tupper) - In her absence, Mr. Sebra advised that Debby sent the following email:

Many thanks to Judy Clark of Pintail Lane who did the lettering and artwork on the entry signs to the trail!

Additional painted markers were completed with the assistance of Paul Malloy, Bill Bracker, and Larry and Debby Tupper. There are some metal markers on trees to aid in following the trail. There is still some work to be done - deciding where other painted markers or metal markers are needed (some orange or gray markers are still on the trail, in the meantime). At the beginning of the trail at the Flyway Lake entrance, an area has been cordoned off and marked to keep off a steep path which has developed over time. We want to allow this area to grow in to minimize erosion and increase safety.

The spring clearing with the help of Jeanne Widenmyer, Lynn Cerar, Paul and Susan Malloy, Marshall Sebra, and Debby and Larry Tupper made the area quite easy to traverse. I expect there were other anonymous folk who have tended it over the past few months. Whomever you are - thank you!

There is one newly fallen tree across the trail - not too big - it is closer to the Canvasback & Pintail entrance. If anyone can cut this to get it off the trail, please let me know.  
Thanks to all involved. Hope to get to the other trail when it gets a little cooler.

### Closing Comments

Jeanne Widenmyer reminded Mr. Sebra that in September a community mailing needs to be done for the Annual Meeting. Nominations for the board are needed, along with covenant changes that need to be voted on. The first covenant change to be voted on concerns the renting of residences.

Currently in the Covenants:

Nothing herein shall be deemed to prevent a member from leasing to a single family, subject to all of the provisions of this Declaration, provided that the term of any such lease **shall not be less than two (2) weeks in duration.**

The proposed change would be: provided that the term of any such lease **shall not be less than six (6) months in duration.**

The second covenant to be voted on concerns changing the restrictions on parking of a trailered boat at each residence.

Currently in the Covenants:

One trailered boat may be parked on each lot with a residence, **located and screened from the road and lake as approved by the Architectural Review Committee.** No vehicle shall remain in Mallard Bay unless it has current state license plates, county tags and a current inspection sticker.

The proposed change:

One trailered boat may be parked on each lot with a residence. No vehicle, boat or trailer shall remain in Mallard Bay unless it is in operable condition, has current state license plates, county tags, and a current inspection sticker **This will be allowed from November 1 thru March 31.**

Linda Hobson asked the board to consider a change in the payment to the Clubhouse Maintenance Staff. Currently, they are broken up into 4 pay periods with the amount being \$142.50 per period. She proposes that that increases to \$200 for the two of the busiest pay periods. This is due to an increase of residents moving into the community and the greater use of the clubhouse. It was also suggested that a change be made to the Clubhouse Usage Agreement. Currently, the Agreement states that the floor be swept or mopped, as needed. It was suggested that the "as needed" be eliminated and state that the floor should be swept and/or mopped after your event. Another suggested change to the agreement was to set the thermostat to 68 degrees after your event (instead of the current 70 degrees). Also, add to the agreement that the use of glitter, confetti, and rice (other than eating) are prohibited. Once a motion is made to retype the rules, Jeanne will have them redone with the changes made.

There were no other comments and the meeting was adjourned at 7:03 p.m. The next regular meeting of the Mallard Bay Board of Directors will be Tuesday, September 5, 2023 at 6:30 p.m. in the Clubhouse.

Submitted by:

---

Barbara Bromley, Secretary