

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
October 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
Lynne Cerar, Board Member and Landscaping Committee
Barbara Bromley, Secretary
Larry Tupper, Vice President

Board Members not present:

Callie Robinson, Board Member at Large
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
Mary Yordy, Club House Maintenance
Debbie Evans, Webmaster, Clubhouse Manager
Debby Tupper, Amenities
Ted Hobson, Architectural Committee

Owners Present: John and Susan Barr and Gary Yordy

Opening Comments

Mr. Sebra opened the meeting by welcoming all attendees. He noted that 5 board members were present which did meet quorum.

Reports

Secretary (Barbara Bromley) – Ms. Bromley asked for a motion for the approval of the Minutes of the September 5, 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 the expenses for the month were \$7670. This included painting of the trim at the clubhouse/pool for \$4800. She was very pleased with the contractor's work, and she added that he took it upon himself to paint the ceiling in the walkway area and stain the duck heads at the pool entrance. He also gave a quote for power washing and staining the clubhouse deck (stain included) for \$3750. Mr. Sebra said that Sean Clark had previously power washed and stained the deck and that he was a little more reasonable but unfortunately unavailable at this time. The Board felt that they could postpone this maintenance item until next year. Ms. Widenmyer also mentioned that we are under budget by \$650 for the year which is always a good thing.

Webmaster & Clubhouse Manager (Debbie Evans) – Ms. Evans reported that 16 people have joined the Mallard Bay Facebook Group and the main topic at this time is loose dogs in the neighborhood. The board felt that the Facebook Group is a good thing and another way to communicate in the community with information coming in to the board instead of always flowing out from the board. Mr. Sebra said that he knows who these loose dogs are, and he will contact the owner to resolve the situation. Ms. Evans mentioned that reservations for the clubhouse have slowed for the month of October with only 4 being made. She also advised that she did talk to a homeowner about reserving the clubhouse weekly and not using it. The homeowner agreed to contact Ms. Evans when she did intend to use it, and it was resolved amicably.

Property Manager (Brant Hays) - Mr. Hays acknowledged Mr. Malloy for all that he has done as Pool Maintenance Director. Paul is stepping down from the position and he will truly be missed. The group at the meeting broke into applause in appreciation for all his hard work and the time he has given to the community. Mr. Malloy advised that he and Mr. Hays will be closing down the pool Saturday, October 10 at 10am. Volunteers are needed to help wash the chairs, and place the tarp over the pool. Mr. Hays reported that he will be repairing the posts around the parking lot at the clubhouse soon. He is also concerned about people coming into the community who aren't residents or guests of residents who are using our ponds. He felt that it is his responsibility as Property Manager to address this issue. Mr. Sebra also answered a question about fishing as to whether you can keep fish that are caught from the pond. The answer is yes, but he acknowledges that most people choose to catch and release when fresh water fishing.

Pool Technical Maintenance (Paul Malloy) - Mr. Malloy reported that the pool robot is working very well, but can only run for 5 hours, and then it has to be removed. It was suggested that a timer at the outlet be used to shut off after 5 hours which would save someone having to return to the pool to unplug it. Mr. Malloy also advised that he was present at the pool when the painters were there and added what a super job they did. He said that Saturday morning at 10am is when the pool officially closes. Volunteers are needed and are welcome. Mr. Sebra took the time to thank Mr. Malloy for all his hard work. Mr. Malloy is stepping down, and a new technician will be needed for next year. Mr. Sebra hoped that anyone interested in the job would be able to learn from Mr. Malloy, lean on him a bit to understand the scope of work, and absorb some of his knowledge. Mr. Malloy agreed to this. Mr. Sebra said that the Board's first priority would be to find someone in the community who is interested in the job.

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

Architectural Committee (Ted Hobson) - Due to illness in the family, Mr. Hobson had nothing to report at this time.

Landscaping Committee (Lynne Cerar) – Ms. Cerar reported that she spoke with Philip Marston, who has landscaping knowledge, to get recommendations for replacement plants at the entrance. He recommended Knock Out Roses be planted. Ms. Widenmyer replied that this is what is currently there and dying. Ms. Cerar would like permission from the board to buy 2-3 new plants, so they will be well established come summer. Ms. Widenmyer said that there is money in her budget to do that. Ms. Cerar also has 3 Hydrangeas of her own that she would like to plant by the walkway entrance to the clubhouse. Mr. Hays asked Ms. Cerar if it was ok to clean up the clubhouse bed and pull some of the Coleus that was growing there. She responded yes to that. Mr. Sebra advised that he has talked to Mo & J's Landscaping about doing the common areas. They are very busy but have us on the schedule to be done soon. The areas to be cut are: the dam slopes, the Pintail Lane common area, Mallard Bay Drive (near the ponds), and the pond on Canvasback Lane. Ms. Widenmyer advised that Mr. Lester is scheduled to add gravel to the areas around and near the clubhouse.

Social Committee (Bob Mitchell) – Mr. Mitchell reported that the Social Committee will supply cookies for the Mallard Bay Annual Meeting on October 21, 2023. That evening, starting at 6:30 will be Costume Bingo at the clubhouse. Play some bingo and have some fun! Bring your favorite dessert to be enjoyed during a break at 7:30 with the night ending at 8:30pm.

Amenities Committee (Debby Tupper) - Ms. Tupper reported that the RV Lot will be easier to manage for the upcoming year since she has inventoried the lot, and it is up to date. She will have the code to the gate changed January 1, 2024 to help ensure compliance. A new form must be filled out each year, and the new access code will be given. On the Flyway Lake Trail she reported that there is damage to two of the new signs which will be repaired. She has also sprayed the older signs red to match the new signs. There is one tree on the path itself that needs to be addressed and Mr. Sebra said he will take care of that. At the Annual Meeting she would like to have a sign up sheet for anyone who would be interested in taking on one of the many tasks of the Amenities Committee. The Board agreed that that would be a good idea. Mr. Sebra advised that a homeowner asked that since we have several tennis courts, could one of them be converted to a full court basketball? Mr. Malloy advised that he has done everything possible to free up the stuck basketball hoop located at the Clubhouse Court. The crank has been replaced, but it is so tight the gears will not budge. A new mechanism will need to be purchased to repair the hoop so it is movable. The cost of the part is \$416. The board decided to replace the part, so it will be ordered and repaired.

Discussion/FYI Items

Mr. Sebra stated that the Annual Meeting is October 21, 2023 at 1pm and asked if were there any items that needed to be discussed before the meeting. Ms. Widenmyer said that she did get a phone call concerning the changing of the covenants, specifically the Rental Covenant change. The question was, "What would be the penalty if this change is made?" In response to this, Ms. Widenmyer was looking at our policies and rules to be able to answer this question and discovered something that needed addressing. In our rules, it stated that any suggestions be emailed to someone who no longer is part of

the community. This needs to be changed, and a vote by the board could do this. She would like to have it changed to the mallardbayva@gmail.com account, and the board agreed. Mr. Hobson reminded the board that the drain pipe in the lower dam still needs to be repaired. Mr. Sebra added that there is still some upkeep that needed to be addressed with the dams to be included in the state system.

Open Comments

Mr. Mitchell advised that he sprayed Wet and Forget on the Clubhouse railing to get rid of the green areas. Ms. Yordy reported that recently the Clubhouse interior/exterior was sprayed for ants. She also advised that the alarm system for the Clubhouse is not working. Another problem that needs to be addressed is a house in the neighborhood that is totally overgrown and has become an eyesore. Mr. Hobson said that he will call the homeowner and request that it be addressed. If they are unable, the board can pay to have it done and bill the homeowner. Ms. Cerar reported that she was approached by Bill Bracker who was unable to attend the meeting. He wanted to know how many residents requested the covenant changes. He conveyed that it is the Board's responsibility to enforce the covenants not to change them if someone asks. He also wanted to know if some homeowners had special exemptions because they have unacceptable vehicles in their driveways. Why aren't we enforcing that? Mr. Sebra said that the covenant change did not come from the community. It was the Board's idea to make the covenants more easily enforceable. Mr. Hobson volunteered to address the Annual Meeting to explain the ARC's position and its job within the community. The ARC does not police the community. If it is reported that there is an infraction, the ARC will respond to that. They have purposefully chosen not to police the neighborhood. There are communities that police the residents and write up everyone with infractions. The question is, "Do we want to live in that type of community?" Mr. Sebra clarified that this covenant change does not apply to derelict vehicles such as boats, trailers, or motor homes. If a vehicle does not have a state inspection, or is inoperable, that is unacceptable. He stressed that voting is important, and he hopes everyone will participate. The voting will continue until the end of the year. The number of 78 needs to be reached for each change, which is 50% of the community.

Closing Comments

There were no other comments and the meeting was adjourned at 7:23p.m. The next regular meeting of the Mallard Bay Board of Directors will be Tuesday, November 7, 2023 at 6:30 p.m. in the Clubhouse. The Annual Meeting for the Community will be on October 21, 2023 at 1pm.

Submitted by:

Barbara Bromley, Secretary