

Mallard Bay Property Owners Association  
Minutes  
Meeting of Board of Directors  
January 2, 2024

*Note: Attachments to this report are available to all MBPOA property owners from the Secretary, MBPOA Board of Directors*

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  
Larry Tupper, Vice-President (Alternate)  
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent  
Barbara Bromley, Board Member-At-Large

Board Members absent:

Lynne Cerar

Committee and Support Personnel present:

Bob Mitchell, Social Committee  
Brant Hays, Property Manager  
Debby Tupper, Amenities Committee

Property Owners present:

Carol and Bill Bracker  
Susan and John Barr  
Donna Sebra  
Mary Yordy

### Opening Comments

Mr. Sebra opened the meeting by welcoming all attendees and confirmed the quorum.

### Reports

**Secretary** (Barbara Bromley recorded this meeting) –Mr. Sebra asked for a motion for the approval of the Minutes of the December, 2023 General meeting. No discussion was forthcoming, Ms. Widenmyer moved to approve and Mr. Tupper seconded, and on a voice vote the Board approved the Minutes.

**Treasurer** (Jeanne Widenmyer) – Ms. Widenmyer advised that 85 Homeowners have paid dues for 2024 and 2 homeowners' dues are still outstanding for 2023. December's expenditures were \$3,999.85 of which \$1500 was Mo and J's yardwork. There were two electric bills, as one came in late for November. Ms. Widenmyer was pleased with the cutting by Mo and J around the Canvasback pond. Mr. Sebra said that more cutting needed to be done.

**Clubhouse Manager and Webmaster** (Debbie Evans) – Ms. Evans was not in attendance, but plans to do annual website updates. The Board should look at the current language on the website and see if any changes need to be made and let Debbie know.

**Property Manager** (Brant Hays) – John Barr discussed straightening poles in the parking lot. Mr. Hayes said he may need some help with the tennis courts. Mr. Sebra said that by the dog park there is a place to put leaves and debris, but no garbage or trash.

**Pool Technical Maintenance** (Position is open). The Board is looking for someone to volunteer to take over the position.

**Dockmaster** (Allen Garland) – Nothing to report.

**Architectural Review Committee** ( ) – Mr. Sebra reported that he had spoken to the existing committee members, Paul Malloy and Gary Yordy. They are pleased to have John Barr, Bill Tolbert and Bill Bracker join that committee. Someone needs to be the main point of contact and let the Board know and then the website will be updated with that information. That contact person will need to take over the email that was used for people asking questions, etc.

**Landscaping Committee** (Lynne Cerar) – Nothing to report.

**Social Committee** (Bob Mitchell) – The “undecorating from Christmas” event will be at 11:00 am Saturday, January 6<sup>th</sup>. The next big event will be the Memorial Day Picnic.

**Amenities Committee** (Debby Tupper) – Ms. Tupper updated the Board on the pickleball court colors. The Board has discussed having one pickleball court and one shuffleboard court. There will need to be some maintenance and preparation and cleaning on the current courts before the new construction can begin. There is a 5 week lead time for ordering the tiles. Mr. Barr had some questions about the new plans. Mrs. Tupper gave some background on costs for redoing the tennis courts. She received a quote of \$200,000 to redo the two tennis courts. Redoing the basketball court would cost \$140,000. The cost for new tiles for a new pickleball court is \$7,000.

As far as the RV lot, two letters have gone out about property remaining in the lot. Allen Garland researched the license tag on the boat trailer, and it was not in the database, so must be very old. Bill Bracker has been in touch with Grace Church Kilmarnock and the Reedville Fisherman’s Museum. The question of title on the boats remains—as is the question of whether or not the boats are saleable (not sailable).

### **Board Comments**

Mr. Sebra reported that two people had volunteered to be on the Board. Ms. Widenmyer moved to accept Carol Bracker and Susan Barr as new board members and the motion was seconded and approved by the Board.

Ms. Widenmyer highlighted several items that the Board might wish to spend money on in the coming year and asked the Board to consider them. Ms. Widenmyer noted that in order for the state to take over maintenance, there needs to be three houses on a cul de sac. Mallard Bay has four roads at present which are not maintained by the state. A homeowner on one of these has asked that some maintenance be done and possibly have the road resurfaced.

Ms. Widenmyer also spoke with Paul Ryan about the pond problem. Mr. Ryan looked at the issue and needs to order a part. The elevator at the Clubhouse is also on his list to repair. That elevator was purchased in 2011 for \$5900 and was scheduled to last 7 years.

The boat launch pad has money set aside to fix this year.

**Open Comments**

The next regular meeting of the Mallard Bay Board of Directors will be Tuesday, February 6th, 2024 at 6:30 p.m.

There were no other comments, Mr. Sebra asked for a motion to adjourn, Ms. Widenmyer so moved, Mr. Tupper seconded, and the regular meeting was adjourned at 7:12 p.m.

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Submitted by:

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Lynne Cerar, Secretary