

Mallard Bay Property Owners Association  
Minutes  
Meeting of Board of Directors  
February 6, 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  
Lynne Cerar, Secretary  
Barbara Bromley, Board Member-At-Large, by Telephone  
Susan Barr, Board Member-At-Large  
Carol Bracker, Board Member-At-Large

Board Members absent:

Committee and Support Personnel present:

John Barr, Architectural Review Committee  
Bob Mitchell, Social Committee  
Debby Tupper, Amenities Committee

Property Owners present:

Ben Packett

### Opening Comments

Mr. Sebra opened the meeting by welcoming new Board members Carol Bracker and Susan Barr, and confirmed the quorum.

### Reports

**Secretary** (Lynne Cerar) –Mr. Sebra asked for a motion for the approval of the Minutes of the January 2, 2024 Board 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 12 Homeowners/lot owners have not yet paid dues for 2024, and today she mailed letters that state the penalties of not paying to all 12. Taxes have been filed and 1099s have gone out. The new covenants have been recorded at the courthouse but are not yet up on the website.

**Clubhouse Manager and Webmaster** (Debbie Evans) – Ms. Evans was not in attendance, but has sent a link to the Mallard Bay website to every lot owner. Some emails are no longer accurate. Ms. Evans has updated much of the information on the website. A number of people present at the meeting noted that the Mallard Bay website looks very good –well-organized and informative and beautiful, and thanked Ms. Evans for all of her

work on the site. Mr. Sebra encouraged Board members to look at the current language on the website to see if any changes need to be made and to let Debbie know.

**Property Manager** (Brant Hays) – Mr. Hays was not in attendance. Mr. Barr noted that there is a parking post that is down and that he will fix it.

**Pool Technical Maintenance** (Position is open) The Board is looking for someone to volunteer to take over the position. Paul Malloy has volunteered to train a replacement and educate that person on maintenance and use of pool chemicals.

**Dockmaster** (Allen Garland) – Mr. Garland was not in attendance. Nothing to report.

**Architectural Review Committee** (John Barr) – Mr. Sebra thanked Mr. Barr for taking over the ARC. Mr. Barr noted that the ARC met yesterday and will meet again on Saturday. He thanked Ted Hobson for spending time with the Committee and helping with the transition to new leadership. Mr. Barr thanked Bill Bracker, Bill Tolbert, Paul Malloy and Gary Yordy for serving on the Committee and supporting him. Mr. Barr will be the ARC's main point of contact and the ARC email address ([mbpoarc@gmail.com](mailto:mbpoarc@gmail.com)) will be the new first point of communication. Mr. Barr reported that there has been one request for solar power (from a company, not a homeowner) and that that request was denied, as it did not meet the requirements as set out on page 6 of the Covenants. Ms. Widenmyer advised that there is one home in Mallard Bay with roof-mounted solar power. Mr. Sebra noted that there are very few properties in Mallard Bay that are sufficiently open to the sun to make solar power feasible.

Mr. Mitchell advised that the hard-wired lights in the parking lot continue to trip the breaker. He suggested installing solar lights and will look into pricing.

**Landscaping Committee** (Lynne Cerar) – Ms. Cerar has been researching new plants to replace the Clubhouse roses and will put in ornamental grasses at the Gatehouse and pool pots. These require less watering and will not attract bees. Previously, Ms. Bromley had requested that some kind of plantings be installed around the shores of the Mallard Bay Drive ponds, as they are quite barren. There was a discussion of what might work there, and Ms. Bromley said she would do some research on cattails and other possibilities. Some years ago, Mr. Sebra had worked on a pond management plan. He will email that document to the Board members.

**Social Committee** (Bob Mitchell) – Mr. Mitchell will check to see if the Clubhouse is available March 16<sup>th</sup> for “St. Patty’s Day on the Rivah.” The next big event will be the Memorial Day Picnic.

Mr. Mitchell will be meeting soon with the local businessperson who has expressed an interest in contributing in some way to Mallard Bay.

**Amenities Committee** (Debby Tupper) – As far as the RV lot, Ms. Tupper had received a letter from one of the owners of one of the boats abandoned there, with the message that the owner was not prepared to act on removing the boat, and he wants the Board to “handle it.” Mr. Packett volunteered to do some research on what further options might be.

Ms. Tupper asked for guidance on the purview of the Amenities Committee. Ms. Tupper noted that the playground equipment is in poor condition. Ms. Widenmyer advised that money has been set aside for replacement.

In addition, Ms. Tupper noted that the Spring Valley trail and the old crabbing pier need attention, as there are safety issues. She suggests that there be another trail exploration team this spring to see what needs to be done.

Mr. Sebra said that at one time, there was a Maintenance Committee, which needs to be reinstated. Mr. Bracker noted that that Committee was never intended to be an action committee, but as an oversight on recommending to the Board projects that needed to be addressed and their priority.

**Board Comments**

Mr. Sebra reported that the transition to the new Clubhouse maintenance team has gone well.

Ms. Widenmyer will ask Paul Ryan about the status of the pump on the small pond. She also asked when the VersaCourt pickleboard tiles should be ordered and the Board agreed that the order be placed by the end of this month for installment in April.

Ms. Bracker advised that Mr. Schreier noticed that one of the paddles for the canoe on the lake is shattered. It was agreed that she should buy a new paddle and submit the bill to the Board.

**Open Comments**

Mr. Packett introduced himself as a new homeowner in Mallard Bay and requested information about status of development on the lot next to his. Mr. Barr and Mr. Packett will meet to discuss.

The next regular meeting of the Mallard Bay Board of Directors will be Tuesday, March 5, 2024 at 6:30 p.m.

There were no other comments, Mr. Sebra asked for a motion to adjourn, Ms. Widenmyer so moved, Ms. Cerar seconded, and the regular meeting was adjourned at 7:25 p.m.

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Submitted by:

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Lynne Cerar, Secretary