

**Mallard Bay Property Owners Association Minutes:
Meeting of Board of Directors
Tuesday, February 4, 2025**

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, at 6:30pm, in the Mallard Bay Clubhouse by MBPOA President Scott Beers.

Board Members Present:

Scott Beers, President

Larry Tupper, Vice President and Dam Liaison

Jeanne Widenmyer, Treasurer and MBPOA Registered Agent

Susan Barr, Secretary

Barbara Bromley, Board Member Elect (participated by phone)

Board Members Absent:

Ben Packett, Board Member Elect

Committee and Support Personnel Present:

Bill & Carole Bracker: Social Committee Co-chairs

Bill Bracker: ARC - Architectural Review Committee member

John Barr: Maintenance

Debbie Tupper: Amenities Chair

Property Owners Present:

Mr. & Mrs. Bowman

Steve Jones

Opening Comments:

Mr. Beers opened the meeting by thanking everyone for coming and by confirming the quorum.

Board Reports/Topics:

- Mr. Beers:
 - Fire Wise Program - An overview of the program was explained by Mr. Beers and Mrs. Barr. Our community was asked to participate in this program by Joshua Just, from the VA Dept of Forestry. Mr. Just has a relative that lives in Mallard Bay and he is very familiar with the community. He felt that we would be a good

fit for this opportunity. Additional information regarding the program will soon be made available to the community via our website and/or email. There is approximately \$10,000 of grant money available for us to use to help our community be safer in the event of a fire. An Eastern Fire Specialist has met with the board and a few committee members to explain ways we can utilize this grant. In addition, we could also then be eligible for federal grant money on a yearly basis. More info to come on this opportunity!

- Boat Parking - As decided at the previous meeting we continued the discussion of the boat parking issue.
 - Mr. Jones spoke and gave his insight as both a community member and a realtor. He has concerns regarding not just the boat issue but also that not following that covenant could cause a ripple effect of others not being followed. Mr. Jones stated that this could cause our community to become an eyesore and ultimately affect our property values.
 - The issue of insurance coverage for boats in the RV Lot was discussed. Mrs. Widenmyer is awaiting information from our insurance company regarding coverage. The board members and attendees had a long discussion with various ideas and opinions on how boat storage/insurance coverage/screening should be handled. Each member's comments and opinions provided value to the overall conversation. Mr. Beers then summed up the discussion by stating that we need to abide by the current rules of the covenant, as it is, until such time that we take the next step. Mr. Beers asked if someone wanted to make a motion that we abide by the rules and have the boats removed from the driveways? Mrs. Widenmyer stated "so moved". Motion 2nd by Ms. Bromley. All in favor: Aye
- Mr. Tupper:
 - Dam Update - An estimate for \$85,000 for work on the lower dam was received. This would include the 1st issue of the conduit, pipe and catch basin. The 2nd issue is the collected water at the bottom of the lower dam. (rusty colored area) We would need "core samples" to determine the source of the water. The results of this would determine the extent of the next work needed. This is a long but necessary process that we will have to follow to completion. Mr. Jones said that he would get in touch with some contacts regarding some grant/government programs that he is aware of that we might be able to look into.
- Mrs. Barr:
 - January meeting minutes were sent out via email to the Board, approved and posted to the community. 1 small typo was corrected - Motion to accept: Jeanne W. 2nd: Barb B. All in favor: Aye

- Mrs. Widenmyer: as of 1/31/25 we had 18 outstanding payments, as long as posted by that date they are not late, so as of right now we are down to 12, another expected by Friday. 1 person with 2 lots has not responded for over a year. By this summer we will probably end up having to put a lien on it.
- Ms. Bromley: no report or news at this time

Property Reports:

Clubhouse Manager: Debbie Evans (not present/no report)

Webmaster: Debbie Evans (not present/no report)

Property Manager: Brant Hayes (not present/no report)

Dockmaster: Allen Garland (not present/no report)

Committee Reports:

Architectural Committee: Bill Schrier (not present) Mr. Bracker spoke. Paul Malloy is working with John Barr regarding a proposal for a shed on his property. Mr. Bracker was working with Jay Britton and although approved, the vendor could not physically get the shed around the house so that fell through. There were a few trees approved for removal.

Landscape Committee: Lynne Cerar (not present)

Maintenance Committee: John Barr There is a woman on Widgeon Court who inquired about who does the snow removal from her area. Her area is not serviced by the state. Mr. Barr put some salt down at the top of her driveway. Also, our end of ramp marker was gone after the storm. He found it wedged up under the dock and will be putting it back with some signage. There are rocks at the end of the ramp. The depth of the mud on the ramp is 2 inches but if you measure and the stick goes in between the rocks is deeper in those spots. This explains why Theron and John each got different measurements. Mr. Barr will do his best to clear it off as much as possible in the Spring. Mr. Barr asked Mrs. Widenmyer to touch base with Philip (plumber) to have the water pipe repaired as soon as possible so that he can begin work on the docks/deck as weather permits. March/April clean, sand, seal both docks and deck. Mr. Barr asked Mr. Bracker to update the shed size that Mr. Malloy approved. In my opinion the Spring Valley Trail is in bad shape. Trail is very rough and drops off into a ravine. I would say that it is not safe and we should either post a "walk trail at your own risk" sign or close it off. Mr. Beers said that he and his wife had walked the other trail from the upper dam to Canvasback just last week and it was in pretty rough shape too. Mr. Barr just wanted to point out that there are a lot of hazards. Mr. Barr also has a call out to the VDOT about clearing out the culverts including those in the cul de sacs. He will be trying to arrange to meet with them as soon as they call back. Mrs. Barr stated that this was also one of the items mentioned by "Fire Wise"...keeping the leaves and culverts clear and free of debris that could potentially be fuel for spreading fire. Also to keep the pathways clear for our safety and that of firefighters

and emergency responders. We can check to see if Heather, from Fire Wise, has information and can make that connection with VDOT on our behalf. Mr. Barr noticed that there are 2 battery operated sprayers that are “pull behind”...does anyone know where they came from? Or belong to? They are located in the guard shack. Jeanne: sounds good just double check with Brant. Mr. Barr would like to use one and revamp it to use on the dock. Mr. Barr and Mrs. Tupper will try to come up with some ideas for the tennis court area on the Canvasback side.

Going back to the trails Mrs. Widenmyer said that there is a \$10,000. reserve for all the trails. But being that we have spent so much money this year on the docks and with the unknown dam expenses she would appreciate holding off on this for now. Mrs. Tupper suggested the possibility of ranking the trails...ie regarding hazards, wildlife, possibly blocking off more hazardous areas and adding signage. John and I can talk more about this.

Social Committee: Bill and Carol Bracker: There were 12 that attended our first Social Event in January. It was a lovely evening around the fire! The next event is on February 22, 2025, from 5:30-7:30 pm. There will be an email and signs posted. Join us for a “Team Trivia Contest”!

Amenities Committee: Debbie Tupper - We have talked about a lot of the amenities. I have not changed the combination on the lock to the RV lot yet. There is a new SeaDo in the RV lot...the owner is unknown. Ben is going to be working on the 3 remaining abandoned boats. The Bowmans were very helpful with the vegetation removal. Mr. Bracker will come down and give approval for the other trees that may need to be removed. They can then be removed when time allows. Mrs. Tupper said that she will be sending out RV info for this year.

President's Discussion Items:

- Item 1 - Contracts: Specifically the Property Manager's contract - Mr. Beers called the Property Manager for snow removal at the clubhouse for the last meeting and did not yet get a response. Mr. Beers had to shovel it himself. Mr. Bracker had to shovel for the Social Committee's event. The contract states that this is one of the responsibilities of the Property Manager. Mrs. Widenmyer stated that the majority of his position is at the pool (10-20 hrs/wk)l, leaf blowing on courts/docks, decorate and undecorate the clubhouse, shoveling/cleaning up the walkways and keeping the steps free of snow and ice.
- Item 2 - Insurance: Are we adequately insured? Mrs. Widenmyer stated that the pool is insured. She is checking with them to see about insuring the RV/Boat lot. A former resident did an insurance audit about 12 years ago and said that the insurance was adequate. If we can find someone to do one, Jeanne has the documents to show them. It was suggested to speak to Chip Hunt to ask if he

can review our insurance coverage. Mrs. Tupper asked if the Board was covered by insurance...Jeanne said that all of the board members are covered.

- Item 3 - Boat Insurance? Should we be asking for a copy of the insurance page that shows the coverage? Jeanne said that can be added to the letter that is sent out in September. Updating to include pertinent insurance information/copy.

Board/Open Comments:

Mr. Jones wanted to just make everyone aware that 77 Redhead Court will have some work being done...He sold the house recently.

Mrs. Barr - I will not be here for the next meeting. Barb or Lynne will be asked to record.

Mr. Barr - I will not be here for the next meeting either.

With no additional comments, Mrs. Widenmyer made a motion to adjourn, it was seconded by Mrs. Barr All were in favor.

Mr. Beers adjourned the meeting at 8:20 pm

Our next regular meeting of the Mallard Bay Board of Directors will be Tuesday, March 4, 2025 at 6:30pm

Submitted by: _____
Susan Barr, Secretary