

**Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, September 01, 2026**

Board Members Present:

Scott Beers – President (via phone)
Todd Dempsey – Vice-President
Karen Breslin – Secretary
Jeanne Widenmyer – Treasurer
John Barr – Member
Brian Gillions – Member (via phone)

Committee, Property and Committee Chair Personnel Present:

Property Manager: Brant Hays
Social Committee: Carol Bracker
Amenities: Debby Tupper

Community Residents:

Steve A Jones

Opening Comments:

- Vice President, Todd Dempsey confirmed quorum and called the meeting to order.
- The August 2026 Board Minutes were unanimously approved on a Motion by Jeanne Widenmyer, seconded by John Barr.

Board Member Reports/Comments:

- Todd Dempsey informed the group as to his approach on providing additional information to the insurance company in response to their request.
- Jeanne Widenmyer provided details of the unusual \$45,000 expense for the previous month. These included \$26,500 for the new tennis court tiles as well as the deductible for replacing the pump that was damaged during the storm. The cost of the pump replacement was \$1,000 more than the previous pump and Scott Beers will contact the insurance for the additional cost.
- Brian Gillions referred to his email of 08/31/26 which discussed the association documents as they refer to the grass cutting of unimproved lots. Further review will take place with possible modification which will require a vote of the members. He is also waiting for an estimate for the rebuild of the damaged pump to have on hand for future backup.
- John Barr confirmed all pumps are now in working order and he will monitor running them for extra time periods to fill up the ponds and lakes to their desired levels. This will take some time as the combination of failed pumps, high temperatures and lack of rain has them at somewhat low levels.

Clubhouse Report – Debbie Evans reported (via email) that there is an issue controlling the humidity within the clubhouse after trying various combinations of temperature control and fans running. John Barr has reset the thermostat and believes that this may resolve the situation. Debbie also reported that there is evidence of mice in the clubhouse (not unusual for this time of year). Jeanne Widenmyer has purchased traps which will need monitoring.

Pool Report – Debbie Evans reported (via email) that we have been able to use less chemicals this year and have not had the algae issues of previous years. It seems the CircuPool controller continues to misread salt density for which they have been adding pool-safe liquid chlorine. Finally, it seems there may be a leak somewhere with the pool as they are adding water much more frequently, even after night. To compensate for the high alkaline replacement water they are adding muriatic acid more frequently than normal.

Property Report – Brant Hays extended his thanks to all that pitched in to cover his responsibilities while he was away. He is continuing to blow leaves off the courts and other areas as needed.

ARC Committee – Per Carol Bracker on behalf of Bill Bracker there is nothing to report.

Landscape – The Azaleas are scheduled to be trimmed back either the end of September or early October. John Barr confirmed that the 2 dying trees by the guardhouse will be removed later this week. Replacements, if any, will be discussed with Lynne Cerar as head of the landscape committee.

Social Committee – Carol Bracker confirmed all is in order for the Luau event Labor Day Sunday. October's event will be themed "Support Your Team".

Amenities Committee

- Debby Tupper reiterated that we need to find someone to cut the grass (only about once a month) in the Storage/RV lot.
- She is currently working on recommendations regarding the "Annual Registration" for the Storage/RV lot and will be presenting to the Board at a later date.
- Debby reported that the soccer net keeps falling over and is in rough shape so she will research the cost of a replacement.
- It was reported that trimming around the waterways and dams needs doing again. Scott Beers thought that cost was approximately \$2,800 last year and will contact Ball Landscaping again for a quote.

Maintenance Committee

- John Barr reported that the following items have been taken care of:
 - Storm cleanup including the large tree behind the clubhouse;
 - Pond/Lake drains have been cleaned;
 - Replaced the rotted post for the pump electrical panel on the upper dam;
 - Hinges for the exterior restrooms for automatic closing are installed;
 - The broken upper dam pump fitting has been replaced;
 - Downed tree on Flyway Trail has been removed;
 - The lake sign that was moved has been reinstalled;
 - Other miscellaneous
- John Barr presented a quote submitted by CW Davis Contractors for the refurbishing of the 4 Association owned Courts in the amount of \$29,512 which was favorably received and significantly under previous estimates. He has received other quotes that are not favorable and is still waiting for a last quote.
- Based on the CW Davis Contractors quote (although still waiting on a last quote) a Motion was made by Todd Dempsey, seconded by Jeanne Widenmyer and unanimously approved to proceed with the refurbishing of the Courts.

Other Business

- A discussion with respect to the grass cutting of the cleared but undeveloped lots took place. Todd Dempsey presented to all present the email received by the Board from Mr. Bracker expressing his concerns as they related to the discussion that took place during the August Board Meeting. Steve Jones of Bay Cutters (our current contractor) presented that there were 12 lots being cut at this time. While everyone in attendance agreed that the overall appearance of the community is essential there appears to be additional review necessary and this will be addressed again at the October Board Meeting.
- Todd Dempsey presented his matrix and comments regarding the MBPOA Clubhouse security options. There were three options presented and after discussion it was agreed that we would proceed with the AOSU using the SD card option for 5 cameras. Todd will get a final proposal.
- The results of the Reserves financial study were presented by Todd Dempsey. It was suggested that for the 2027 budget an allotment for \$34,000 should become part of the budget. Jeanne Widenmyer stated that she will follow her current procedure of budgeting what the reserve calculations call for, not what she considers an arbitrary number at this time. The budget will be presented to the Board at the October meeting for review and discussion.
- The various documents needed for the Annual Meeting were discussed and assigned accordingly to be executed and submitted by September 16th. It was also agreed that an “email blast” with respect to the open positions on the Board for next year as well as posted on the website would be initiated.

There being no further business to discuss a Motion was put forth by Jeanne Widenmyer, seconded by Karen Breslin and unanimously approved to adjourn the meeting.

Submitted by
Karen Breslin, Secretary MBPOA