

**Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, March 3, 2026**

Board Members Present:

Scott Beers - President
Todd Dempsey – Vice-President
Karen Breslin – Secretary (by phone)
Jeanne Widenmyer – Treasurer

Committee and Committee Chair Personnel Present:

Bill Bracker – Representative for ARC; Social Committee
Carol Bracker – Social Committee
John Barr – Maintenance Committee Chair (by phone)
Debbie Tupper – Amenities Committee Chair

Residents and Other Committee Members Present:

Paul Malloy
Wyn Marshall

OPENING COMMENTS:

- President Scott Beers confirmed quorum and called the meeting to order at 6:30.
- The February 2026 Board Minutes were unanimously approved on a Motion by Jeanne Widenmyer, seconded by Todd Dempsey.

REPORTS:

Treasurer: Jeanne Widenmyer

- Nine residents owe the 2026 lot assessments including one that only owes the \$50 late fee. Resident advises payment was returned by postal service weeks after sent.
- Mail delivery is and has been an issue for many years in the area and could be a consideration for fee waivers. Director Breslin suggested more than adequate notice is provided to avoid late payment.

Clubhouse: Jeanne Widenmyer for Debbie Evans

- One Club House event reported during February

Web Manager: Jeanne Widenmyer for Debbie Evans

- Discussion on pond/lake water level notice previously requested was generally approved switching the term “struggling” with “failed”.

Property Manager: Brant Hays

No report

Dock Master:

- Director Widenmyer reported for Dockmaster Allen Garland that vacant slips remain available for the 2026 season. President Beers suggested putting out a notice of slip availability and Director Widenmyer agreed.
- 2026 dock management contract was signed

ARC Committee: Bill Bracker

- Committee received and approved the plans for Mr. Garland to erect a shed on lot 101.

Landscape Committee: Lynne Cerar

No report, request for new Committee chair has been posted on the web site

Social Committee: Carol Bracker

- 13 residents enjoyed the White Elephant Bingo social on February 24th
- Proceeds from White Elephant Bingo, in the amount of \$100 were donated to the Mid County Volunteer Rescue Squad
- The new cushioned Club House chairs have been received and are currently in use. The replaced metal chairs were donated to Habitat for Humanity in Kilmarnock

Amenities Committee: Debbie Tupper

- Lock on storage lot entry has been changed and users have been notified
- Six users have not completed the annual use agreements for the storage lot
- New placard cards are being completed to enhance identification of the storage lot users

Maintenance Committee: John Barr

- Budget for 2026 repairs and projects will be completed soon

Dam Committee: Larry Tupper

- Director Dempsey praised the work that has been completed to date by Larry Tupper on getting the Mallard Bay dams up to date with state regulations. He presented an update on the work by Robert Cooper, P.E., to complete and file the Association's grant requests. There will be four grants, two for each dam, providing financial support for various engineering studies. Results of these studies will establish the scope of any future repairs.
- Both dams have received Conditional operating certificates and the grant application process is on schedule.
- Todd Dempsey presented a Resolution (copy attached) to the Board, requesting and authorizing the hiring of an engineer, processing of the applications for the state grant program and executing documentation on behalf of the Association. Resolution was unanimously approved as presented on the motion by Jeanne Widenmyer, seconded by Karen Breslin.

GENERAL DISCUSSION:

- Pump Motor has been ordered and will be installed upon delivery. Date(s) are uncertain but should be soon. Paul Ryan is handling the replacement and advised Jeanne Widenmyer part of the stream bank has eroded and needs fill. President Beers will set up a site visit with Mr. Ryan to ascertain the extent of the stream bank situation. The State, property owner or the Association may be responsible for the cost of the repairs and will be determined.
- The annual Association insurance renewal policies were discussed including the results of prior meetings with the Association's agent, coverages, deductibles and premiums. Todd Dempsey moved to approve the higher liability limits with the increase in deductibles to \$2,500 and subject to confirmation of legal expense coverage and the three-year premium lock. Jeanne Widenmyer seconded and the motion passed.
- Scott Beers advised his e-mail had been compromised and e-mails were being widely distributed with various erroneous requests. He will be sending out an alert to the community to ignore the spoof.
- Resident Bill Bracker asked if his February e-mail regarding changes to the January 2026 minutes had been received and the status of actions. Receipt of the e-mail was acknowledged with no further action by the Board contemplated at this time.

There being no further business, the meeting was adjourned on Jeanne Widenmyer's motion as seconded by Todd Dempsey

Submitted by

Todd Dempsey, Vice President, Acting Secretary

Attachment: Resolution on Dam Grants