

Mallard Bay Property Owners Association  
Minutes  
Meeting of Board of Directors  
November 7, 2023

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  
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent  
Lynne Cerar, Board Member and Landscaping Committee  
Barbara Bromley, Secretary  
Larry Tupper, Vice President

Board Members not present:

Callie Robinson, Board Member at Large  
Richard Honey, Board Member at Large

Support Personnel present:

Bob Mitchell, Social Committee  
Debbie Evans, Webmaster, Clubhouse Manager  
Debby Tupper, Amenities

Property Owners present: Bill and Carol Bracker, and Linda Hobson

### Opening Comments

Mr. Sebra opened the meeting by welcoming all attendees.

### Reports

**Secretary** (Barbara Bromley) – Ms. Bromley asked for a motion for the approval of the Minutes of the October 3, 2023 General Meeting. The motion was made, no discussion was forthcoming, and on a voice vote the Board approved the Minutes.

**Treasurer** (Jeanne Widenmyer) – Ms. Widenmyer reported that the two delinquent lot owners are still outstanding. The expenses for the month came to \$6500. Bay Cutters was paid for two cuttings, the electric bill was \$1100, and Glen Lester was paid for the delivery of stone placed on the clubhouse road area. She reported that at this time Mallard Bay is \$9500 under budget. Also, the bills for the upcoming HOA fees will be mailed out December 1, 2023.

**Webmaster & Clubhouse Manager** (Debbie Evans) – Ms. Evans advised that there is nothing to report at this time.

**Property Manager** (Brant Hays) - In his absence, Mr. Sebra reported that with the help of John Barr the posts in the clubhouse parking lot were straightened and secured.

**Pool Technical Maintenance** (Paul Malloy) - In his absence, Mr. Sebra reported that Mr. Malloy will be stepping down, and the board is looking for someone who would be interested in taking care of the pool. Mr. Malloy took care of the chemicals for the pool and Mr. Hays worked with him on the general pool maintenance. If you are interested, please let the board know.

**Dock Master** (Allen Garland) - In his absence, Ms. Widenmyer reported that only half of the applications for boat and kayak slips have been turned in to the Board.

**Architectural Committee** (Ted Hobson) - Mr. Hobson advised that the only ARC activity was providing the LPZ for the package for the sale of John Miller's house. He further advised that the board needs to fill the void on the ARC committee with the loss of Al Kragh. Mr. Hobson announced that he is resigning and his position needs to be filled effective at the end of the year, ending a 10 year run. Mr. Sebra expressed his surprise and his appreciation for all his hard work and all that he has done for the community.

**Landscaping Committee** (Lynne Cerar) – Ms. Cerar reported that she is continuing to remove dead plants by the pool and the clubhouse, and she has planted roses at the front entrance. In the spring, she will take care of the dead roses at the clubhouse, and she will replace them with hydrangeas.

**Social Committee** (Bob Mitchell) – Mr. Mitchell advised that they will be decorating the clubhouse for Christmas on November 18, 2023 at 11am. Volunteers are welcome.

**Amenities Committee** (Deby Tupper) - Ms. Tupper reported that Gary and Gail Bowman did some trimming and cutting at the RV Lot, and they were willing to do more if they knew where the boundaries were. A number of pilings were found on the lot and Ms. Tupper wanted to know what to do with them. Were they needed for the docks or the parking lots? She thought that they might be useful as a border at the RV Lot in some of the steep areas. Mr. Sebra felt that the Lot has been cleared to its maximum at this point and the only way to find out its true boundaries is to get it surveyed. Ms. Widenmyer felt that there are markers already there. Mr. Bracker stated that when a survey is done a long steel rod is driven into the ground to mark the corners. A metal detector could be used to find the markers. Ms. Tupper reported that there are two delinquent boats in the RV Lot, and she is aware of the owners. She has looked into a group called Boat Angel to have them donated, but a title is needed for this. One of the owners told her he does not have the title, so she gave him the information to get another one issued. As to the other boat owner, she did not have an email so she drafted a letter to be sent to him. She wanted the Board's suggestions, and approval of the letter so it could be used as a template when this occurs in the future. Mr. Sebra approved the letter and felt that it should be sent by certified mail. He has contacted the one boat owner several times but to no avail, so he felt that the letter should be sent by certified mail. Ms. Widenmyer suggested a 30 day deadline be added to the letter, and the Department of Game and Inland Fishery will be contacted by Mallard Bay if they do not comply. Ms. Tupper also wants to address the issue that all boats and trailers be currently registered and up to date. There are boats there that are currently not either. She intends to draft a letter concerning this issue, also. It was recommended that the letter contain a 6 weeks time limit for the boat or trailer to be removed.

## **Discussion/FYI Items**

Ms. Evans asked about the issue of dredging the boat ramp that was brought up at the Annual Meeting. Mr. Sebra said that this could be done, but he and Mr. Hobson felt like it wouldn't be very effective. Mr. Sebra suggested that it be done to satisfy the request, but he feels that we need to be cautious because dredging too much could create a trench. If this happens, it will tear up the axel. He suggested a sign needs to be added to make users aware of where the end of the ramp is located.

Ms. Bromley asked about the proposed idea to put up signs to limit liability, especially at the tennis courts. Ms. Cerar agreed that this is an issue, but Ms. Widenmyer felt it was unnecessary. She felt personal responsibility is at question. Mr. Tupper felt if we did get a sign it needed to be worded in a way that is effective and recommend by a lawyer. He also agreed with the need for personal responsibility.

Ms. Evans pointed out that the amenities that we provide to the community need to be safe. Ms.

Tupper suggested that we could take down the nets from the tennis court, so they are unused until they are safe again. It was asked how many people use the tennis courts. Ms. Tupper felt that the pickle ball court gets a good amount of use, but she is not sure about the tennis courts since they are not favorable for use at this time. Ms. Hobson and Mr. Bracker felt that taking down the tennis court nets would be a safe thing to do for safety. Mr. Sebra felt that having one tennis court should address the needs of the community. Three are probably not necessary. Ms. Bracker felt we should address the pickle ball court first and maintain that and see how much use it gets. Then look at the other courts and determine if it is worth the money. She felt that these are amenities that this community has promised to the people that move here. They pay their dues for these amenities, and so to arbitrarily get rid of them is not right. We need to consider the young people that are now moving into our community and consider their needs.

Ms. Widenmyer suggested that we look into how much it would cost to get Versatile to resurface one tennis court. A suggestion was made to possibly keep one tennis court and turn the other into a full court basketball area. It was suggested by Ms. Bracker that a possible solution would be a special assessment from each home owner of \$1000 and that would help pay for the tennis court resurfacing.

Mr. Sebra thought it would be a good idea to put a survey to the community to find out how everyone feels about the tennis courts and the proposed ideas to address them. He felt that the money spent on repairing 3 tennis courts could be spent in a better manner. The cost of professional tennis courts is very expensive and he questioned, "Do we need more than one?"

Ms. Widenmyer suggested that we look into how much it would cost to get Versatile to resurface one tennis court. A suggestion was made to possibly keep one tennis court and turn the other into a full court basketball area. It was suggested by Ms. Bracker that a possible solution would be a special assessment from each home owner of \$1000 and that would help pay for the tennis court resurfacing.

Mr. Sebra thought it would be a good idea to put a survey to the community to find out how everyone feels about the tennis courts and the proposed ideas to address them. He felt that the money spent on repairing 3 tennis courts could be spent in a better manner. The cost of professional tennis courts is very expensive and he questioned, "Do we need more than one?"

Mr. Sebra thought it would be a good idea to put a survey to the community to find out how everyone feels about the tennis courts and the proposed ideas to address them. He felt that the money spent on repairing 3 tennis courts could be spent in a better manner. The cost of professional tennis courts is very expensive and he questioned, "Do we need more than one?"

## **Board Comments**

Again, Ms. Widenmyer reminded everyone that the HOA bills are to be mailed out on December 1, 2023 to all lot and home owners.

## **Open Comments**

It was brought up that the driveway looks great, the landscaping looks wonderful, and everything looked very nice for the Board Meeting and the Annual Meeting. The board was complimented on doing a good job. It was suggested that the contractor who painted the clubhouse be recommended on our website since we are so pleased with his work. Mr. Sebra recommended Sean Clark as a top notch painter, also.

### **Closing Comments**

There were no other comments and the meeting was adjourned at 7:11 pm. The next regular meeting of the Mallard Bay Board of Directors will be Monday, December 5, 2023 at 6:30 p.m. in the Clubhouse.

Submitted by:

---

Barbara Bromley, Secretary