

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
Monday, May 13, 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 Carol Bracker at 6:30 p.m.

Board Members present:

Carol Bracker, President
Larry Tupper, Vice-President (Alternate)
Jeanne Widenmyer, Treasurer and MBPOA Registered Agent
Lynne Cerar, Secretary
Barb Bromley, Board Member-at-Large
Susan Mahon, Board Member-at-Large

Board Members absent:

None

Committee and Support Personnel present:

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

Property Owners present:

Bill Bracker
Brant Hays
Theron Holt
Paul Malloy
Amanda Marston
Mary and Gary Yordy

Opening Comments

Mrs. Bracker opened the meeting by thanking everyone for coming and confirming the quorum.

Reports

Secretary (Lynne Cerar) –Mrs. Bracker asked for a motion for the approval of the Minutes of the April 2, 2024 Board meeting. No discussion was forthcoming, and Ms. Widenmyer moved to approve and Ms. Mahon seconded, and on a voice vote the Board approved the Minutes.

Treasurer (Jeanne Widenmyer) – Ms. Widenmyer advised that there had been no further payments from delinquent property owners since the last Board meeting. Two checks appear to have been sitting in the post

office for several months. She reported that she spent \$22,000 to include annual homeowners' insurance, two grass cuttings and mulching, a new water heater for the Clubhouse, the new pickleball court, and SoftWash's cleaning of the old tennis court so that the pickleball court can be installed.

Clubhouse Manager and Webmaster (Debbie Evans) – Ms. Evans was not in attendance. Nothing to report.

Property Manager (Brant Hays) – Mr. Hays reported that there was plenty of help taking the cover off the pool and that Wesley Roper had done a big job of power washing the pool furniture. Paul Malloy has been working round the clock getting the pool ready to open. Ms. Bracker asked Ms. Cerar to send Mr. Roper a thank you note for his efforts.

Pool Technical Maintenance --Paul Malloy reported that he is training a team of "pool technicians" to take over responsibility of maintaining the pool. Jeanne Widenmyer, Deb Evans, Debby Tupper, Lori Tolbert, and Lynne Cerar are trying to learn and carry out the tasks of cleaning the pool and keeping pool chemicals at appropriate levels. Ms. Widenmyer noted that there is much more to opening the pool than any of the new pool techs had realized.

Dockmaster (Allen Garland) – Mr. Garland was not in attendance. Previously, Mr. Garland had contacted Mr. Sebra to advise that a plumber is needed to fix the plumbing from the hydrant to the fish cleaning station. This would be expensive, and Ms. Tupper suggested, later in her report on amenities, that the equipment for that station be removed.

Architectural Review Committee (John Barr) – Mr. Barr reported that the owner of 249 Mallard Bay has asked permission to take down the three sycamore trees that are closest to the property. Mr. Barr said that these trees are on a landscape zone, but are encroaching on the septic system of that property. The property owner will pay the cost of removing the trees. The ARC recommends that the Board approve of this request, as it will not affect the esthetics of the area. Ms. Widenmyer moved to approve, Ms. Cerar seconded, and the motion passed.

665 Mallard Bay is having a septic system replaced and the ARC approved.

14 Bufflehead Court—the person in charge of the estate is having difficulties having the expired-license car, the bathtub, the basketball court, the bicycles and other trash removed by some parties. The owners are trying to sell the property, but it must go through probate and that may take as much as a year. Mr. Barr said he would write a letter stating that the owners have 30 days to remove said items or a fine of \$10/day will be levied against the estate.

Mr. Barr is also in the process of drafting a letter to the real estate companies reminding them of the Mallard Bay covenants regarding signage measurements limited to 18" by 24". Ms. Bracker suggested that the letter go to the real estate broker of each company. Mr. Barr believes that it is also the homeowners' duty to remind the realtors of this regulation and suggested that a letter go out to homeowners regarding this. The ARC is also drafting a letter to everyone who owns boats that are trailered here in Mallard Bay. Boats must be screened from the street. The ARC has discussed and agreed that vegetation or a wooden lattice break will suffice in order to hide the boat as much as humanly possible, parking the boat beside or behind the house.

Mr. Yordy asked what could be done to remove overhanging trees and dead wood that is on the right of way. No one seems to be able to agree whose responsibility it is to remove detritus hanging over the street. DOT

removed some branches but never came past Golden Eye to the rest of Canvasback Lane. This impedes the ability of the grass cutters to do their job. Mr. Barr will make a call to DOT about this.

The ARC will change its meeting to the last Saturday of the month so that its actions will be updated closer to the Board's meeting on the first Monday. The next ARC meeting will be June 1.

Landscaping Committee (Lynne Cerar) – Ms. Cerar reported that she and Lynda Browne have planted the pots at the front gate, the Clubhouse and the pool. Ms. Cerar has purchased hydrangeas to replace the roses at the Clubhouse and will plant them soon. Ms. Bromley offered her assistance in weeding the Mallard Bay entrance.

Social Committee (Bob Mitchell) – Mr. Mitchell announced that the Memorial Day picnic will be held at 5:30 pm on Sunday, May 26th. Set up will be on Saturday, May 25th at 11:00 am. Menu will be hotdogs and sloppy joes.

Amenities Committee (Debby Tupper) – Ms. Tupper reports that a few people agreed to survey different parts of the community. She thanked them for their work. Of the many amenities here in Mallard Bay, she has highlighted the following:

Clubhouse area: Leslie Garland and her son Tanner surveyed the crabbing pier and are concerned about the many warped, soft and split boards. The surface and seating of the picnic table there and at another picnic table near the kayak rack are in terrible condition. Ms. Garland suggested a polyresin table and Adirondack chairs if we can afford. The kayak rack needs stabilizing. Ladders from the crabbing pier are missing rungs. The water pump by the crabbing pier does not work and would be very expensive to fix, so should be dismantled.

Ms. Tupper did not spend a lot of time on the main pier. She hopes that boaters will let the Board know what the needs are there.

Pathway from the pool down the hill to the pier needs grooming. Stones have gotten pushed aside, which makes for very uneven walking.

The new pickleball court surface has come in. A new, more weather resistant net needs to be purchased. The Board agreed to pay for a new one.

Basketball Court: Perimeter of the tiles at the basketball court at Canvasback and Pintail has been chewed up by grass cutters. Ms. Widenmyer bought replacement tiles with the idea of putting a foot wide gravel path all the way around the basketball court to keep the lawnmowers away from the court. Ms. Widenmyer will ask Steve Jones to do that work.

Playground: The playset has broken treads and loose screws and the canopy was full of lichen. Ms. Garland noted that the playset is very dirty and she suggested for the future a more natural set up using tree stumps, etc. Ms. Tupper suggests that those in the community who are knowledgeable about wood could help refurbish the current playset while thinking about adding items for the future. Ms. Garland also suggested taking some trees down in that area to make it brighter. The fire pit needs attention. There is a new picnic table there, but also an old one that is in poor condition. Mrs. Bracker noted that three picnic tables are needed and asked Ms. Tupper if she could research polyresin tables. Ms. Widenmyer pointed out that these are lighter than wood, and unless attached to the pier, might blow into the water.

Tennis court on Canvasback: This is potentially a big, expensive project, which needs to be addressed. A new net is needed there for the soccer goal, if we want to keep that. Equipment boxes are in poor condition. How much equipment should we provide? Ms. Widenmyer remembered that the Board had discussed seeing how

the new pickleball court wears, and then doing a similar process with the tennis court. Ms. Bromley asked if nets were still up at the tennis court. There is one net up currently. Weeds need to be cut down and Mr. Hays will take care of that. The Board agreed to pay for a new soccer net.

RB/Boat Lot: Gary and Gail Bowman have been doing lots of clearing in the RV lot. ARC has given their ok to take down some trees while still shielding the lot from surrounding homes. Ben Packett is going to take over the disposal of boats. He has been researching what needs to be done. Ms. Tupper will talk to other boat owners about expired registrations on boats, jet skis, etc.

Ms. Tupper said that a neighbor has asked to put up a porch swing on the jungle gym equipment. The Board approved this request.

On Flyaway Lake, the paddleboat does not steer. It has been observed that people are taking vehicles onto the dam. There should be no traffic on the dams, except for golf carts. Signs will be put up to that effect.

Having noted the above, Ms. Tupper wonders if there is a different way to advertise for volunteers, perhaps letting the community know that specific jobs are needed—i.e., someone to replace boards, sand and stain playset, etc.-- that the Board could use people's help for a few hours at their own schedule and would reimburse for materials. These are small tasks which wouldn't take much time, but when added to people's lists who are already doing a lot, the tasks don't get done. Mrs. Bracker asked Ms. Tupper to make up a list of tasks for which community members may volunteer.

Mrs. Bracker asked which of the above items are of most importance and which should be addressed most expeditiously. Ms. Tupper said that someone needs to take a look at the crabbing pier and Mr. Bracker agreed to do that. Safety needs should be addressed first. Mr. Yordy suggested a sign at the entrance of the old crabbing pier to warn people to enter at their own risk.

The Board expressed appreciation for all Ms. Tupper's work, and Ms. Tupper said how much she appreciates the help people have given in surveying the amenities and making suggestions, especially the new faces. Ms. Bromley asked if the playground was part of the original plan. It has always been part of the amenities.

Ms. Bracker noted that currently there is no Maintenance Committee or Safety Watch Committee. Anyone interested should contact a Board member.

Discussion/FYI Items

Mrs. Bracker had suggested that, in order to increase attendance and interest, signs be placed at the entrance to Mallard Bay to announce MBPOA events, such as Cocktails on the River, major picnics and barbecues and Board meetings. The Board approved. Ms. Bracker has done some research on prices and several people present made suggestions.

Emailed decisions, made amongst the Board for efficiency's sake, should be acknowledged and entered into the minutes for the permanent record.

Board Comments

Ms. Cerar reported that a request had been made to have the bushes trimmed in front of the Aqua Virginia wellhead. She will contact Mo and J Lawn care for an estimate.

Open Comments

Mr. Holt raised the issue of dredging the boat ramp. He has received an estimate of \$5000. This includes obtaining the appropriate permits and taking the dirt and dumping it elsewhere, per the Environmental Protection Agency. He is currently unable to put in his pontoon boat. The last time it was dredged was 2013. Mrs. Bracker asked for a written quote from Mr. Holt.

Mr. Yordy asked where MBPOA stands on the dam inspection, as we are about 5 years out from the time this issue was first raised. Mr. Yordy reminded the Board that we were given guidelines to maintain the land and to do yearly inspections ourselves, including limiting vegetation on both the upper and lower dams. Ms. Widenmyer said we have not heard from the State, but that the last time we had someone looking at the dams, they said they were fine. Mr. Sebra had been doing yearly inspections, and vegetation had been cleared 4 years ago. Mr. Yordy emphasized the importance of keeping good records of our own inspections, and warned that if we are not abiding by the State's requirements, a lien can be obtained against us. Mrs. Bracker said that posts needs to be put on the dams to prevent anything other than golf carts to pass, along with signs stating that there is no motor traffic allowed other than golf carts.

Ms. Marston thanked all those who volunteer, and for the new lounge chairs, which Ms. Bromley found. She also asked if the basketball hoops could be locked in their current position so that young people cannot hang on the hoops and break the backboards. This has already been done, per the Tupper.

Mr. Barr announced that he is tendering his resignation as ARC Chairperson after the next ARC meeting, June 1. He will be happy to serve MBPOA in some capacity—maintenance, projects, docks. Any tasks that are currently on his agenda will be completed. Any new tasks will be assigned to the ARC members, and all materials will be transferred to the current ARC members. Mrs. Bracker thanked Mr. Barr for his help and service.

Ms. Widenmyer noted that two properties have been sold—two MBPOA packets have gone out to those potential buyers.

Mrs. Yordy commented that they purchased their home here in MBPOA in 2005. They have both volunteered for many tasks in the years since. She offered that many here in Mallard Bay are getting older, and believes that the time has come for the Board to consider professional management of the community. Ms. Widenmyer responded that that would mean a significant increase in property owners' annual fees. Mrs. Yordy understands that, but believes that if such action is not taken, the property will continue to go downhill. She used the example of unregistered boats in the RV lot, which has been going on for 20 years. Ms. Widenmyer does not agree with this assessment, responded that Ms. Tupper has finally gotten a handle on this problem, and said that a professional management company would cost lots of dollars and would not do as good a job as the community is currently providing.

The next regular meeting of the Mallard Bay Board of Directors will be Monday, June 3, 2024 at 6:30 p.m.

There were no other comments, Ms. Bracker asked for a motion to adjourn, Ms. Widenmyer so moved, Ms. Mahon seconded, and the regular meeting was adjourned at 7:40 p.m.

Addendum:

President Carol Bracker has asked Bill Schreier if he would be willing to serve on the ARC. He is willing, and the Board approved, by email on May 15 and 16, the appointment of Mr. Schreier so that he may attend the ARC meeting on June 1st. Mrs. Bracker also asked Mr. Barr to be the lead on a crew to replace the dangerous decking on the new crabbing/kayak pier. He has agreed, and will obtain estimates on different grades of replacement materials.

Submitted by:

Lynne Cerar, Secretary