

**Mallard Bay Property Owners Association Minutes:
Meeting of Board of Directors
Tuesday, August 19, 2025**

The meeting was called to order, at 6:30pm, in the Mallard Bay Clubhouse by MBPOA Board President, Scott Beers.

Opening Comments:

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

Board Members Present:

Scott Beers, President
Jeanne Widenmyer, Treasurer
Barbara Bromley, Board Member

Larry Tupper, Vice President
Susan Barr, Secretary

Board Members Absent:

Ben Packett, Board Member

Property Owners Present:

Debby Tupper
Charlie Gross
Gail Bowman
Gary Yordy
Theron Holt

Carol Bracker
Cathy Gross
Gary Bowman
Mary Yordy
Debbie Evans

Board Member Reports:

Scott Beers, President

- 14 Bufflehead Ct. - John Barr and I went out to inspect and it turns out that the area that is clogged and causing flooding in the area is off of their property line and we will need to get that addressed asap, I will call to get someone to come by and get it taken care of asap. We will ask the homeowners to let us know if they notice it filling up again, in addition to us checking on it.
- Ben Packett had asked to discuss guest access to amenities. Unfortunately he was unable to attend but this is what he wanted me to relay and discuss. Ben has been told 4 times recently, by 4 separate people, that a current homeowner has given them permission to either fish or use the boat ramp. Jeanne mentioned she spoke to a woman and her children who were fishing at the pond. The woman gave her the name of someone and Jeanne explained that the person had to be there with them. The

woman went and got the homeowner. Scott reminded us of the person that he spoke to at the pool. The person ended up arguing with Scott. The person, seemingly intoxicated, used some threatening type language as he gathered up his kids and left the area. Several homeowners brought up the safety issue of having others here that shouldn't be. Several ideas were mentioned such as cameras, ID tags or cards, a gate with some type of remote arm, video system at guard shack to record vehicles leaving, ID tag on resident vehicles, ID card reader, and a resident pass. Jeanne Widenmyer made a motion to start with a resident pass for pool and fishing, seconded by Susan Barr, all in favor- Aye.

(2 laminated passes per household, letter of explanation, replacement fee for loss)

Larry Tupper, Vice President

- Dam Project - Larry presented copies of the proposal from the Engineer for our commitment to his services. An explanation of his scope of services and the cost, \$3800, will be filed with the minutes. The State requires all these services be done in a certain order and these are required steps. Motion to accept proposal-Jeanne Widenmyer, seconded-Susan Barr, all in favor-Aye. Larry will arrange for the Engineer, Robert Cooper, P.E. to proceed.

Susan Barr, Secretary

- July Minutes were submitted for review, revised, approved and posted

Jeanne Widenmyer, Treasurer and MBPOA Registered Agent

- We have 2 lot owners with outstanding dues. 1 has paid but owes late fees. Updated bill sent out to new address provided.
- There have been 3 homes sold in the past month.

Barb Bromley, Board Member

- No report

Property Reports:

Clubhouse Manager - Debbie Evans - no report, all good with Clubhouse

Webmaster - Debbie Evans - we continue to get blog requests, we have an open website, we currently use GoDaddy so I don't know if it would be able to handle cameras

Property Manager - Brant Hays - leaves were blown off pickleball court 3x recently

Dock Master - Allen Garland - no report

Committee and Support Personnel Present/Reports:

Architectural Committee: Bill Schrier (not present) Mr. Bracker (member) read a report from Bill Schrier - Lot 91 initially had an issue that was resolved and Glen Patton had trees that were endangering the house and the ARC gave him permission to take them down. E-mail was sent Aug 4th. and another email was sent today. (Scott said he had just received one and did not get to read it yet)

Landscape Committee member: Lynne Cerar - member of the committee (not present) Debbie Evans will put out to the community on the website to ask for additional members.

Amenities Committee member: Debby Tupper - I will be keeping an eye on the RV lot and have asked everyone to upkeep their area and will try to have a January Connect and Tag event where I can hand out the tags. Ben has been so helpful but has been swamped so I am looking into 3 unidentified items. A work in progress
Debbie Evans will put out to the community on the website to ask for additional members.

Social Committee: Bill & Carol Bracker - July 5th Fried Chicken and Cooler Corn! Let's Get Social was a great success! Our new event will be on Sun. Aug 31st It will be a Luau Pulled Pork Sandwiches! An evite will go out, please respond as soon as you can so we can have enough food ready!

Maintenance: John Barr - pilings were put on hold until the Fall, door in the clubhouse fixed for now - I have to get under the clubhouse and see if I can put a floorjack under the frame to raise it up, Scott said that he could look at this as well since this is part of what he does. At the pickleball court I tried out some areas with the RM43 and tested it out whichever works best I will use, I talked to the water department and checked for the nearest water sources. Jeanne Widenmyer suggested calling Rick Rose at Northern Neck Softwash 804-450-3303. I will try this out on the cracks in the areas with the pickleball court. Then if we like how this turns out we can tackle the larger tennis court area. I will install the 25 mile per hour speed limit sign. Mr. Gross has several others that he offered to donate. Stanchions for the crabbing dock picnic table were ordered and the table should be back in before Christmas.

Discussion Items:

- Boat parking community responses
- Thoughts/suggestions for possible rule change

Open Comments:

Letter from a community member: Read by Scott Beers regarding Boats in communities and general conditions of amenities that need attention.

With no additional comments, Jeanne Widenmyer made a motion to adjourn, seconded by Susan Barr, All in favor, Aye.

The meeting adjourned at 8:12 pm.

Our next regular meeting of the Mallard Bay Board of Directors will be Tuesday, September 9, 2025, at 6:30 pm.

Respectfully submitted by: _____
Susan Barr, Secretary

***Open Comments** are not necessarily the personal opinions of the MB board members and not reflective of the Mallard Bay Property Owners Association.