

**Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, May 06, 2026**

Board Members Present:

Scott Beers - President
Todd Dempsey – Vice-President
Karen Breslin – Secretary
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:

Bob Mitchell

OPENING COMMENTS:

- President Scott Beers confirmed quorum and called the meeting to order at 6:30.
- The March 2026 Board Minutes were unanimously approved on a Motion by Jeanne Widenmyer, seconded by Todd Dempsey.
- The Board was informed that Ben Packett will be moving but confirmed that as long as he owns property in the community, he can continue to be a member of the Board.
- Todd Dempsey presented a rendering of proposed clarification/changes for the January Minutes based on concerns expressed via email to the Board from Mr. Bracker. The Board reviewed the proposed changes and a Motion was initiated by Jeanne Widenmyer, seconded by Karen Breslin and voted unanimously to approve to amend the January Minutes accordingly.

REPORTS:

Treasurer: Jeanne Widenmyer

- Five owners are delinquent for their 2026 lot assessments including one that only owes the \$50 late fee.
- \$10,000 was paid to Paul Ryan, the electrician who replaced the pond motor which controls the lake levels. There will probably be an additional \$3-5,000 to be paid at a later date as the upper pond motor will also need to be replaced.
- As reviewed by the Board all other payments/expenses were in the ordinary course of business.

Clubhouse: Jeanne Widenmyer for Debbie Evans

- Nothing to report.

Web Manager: Jeanne Widenmyer for Debbie Evans

- A request for volunteers to handle the pool chemicals for the upcoming season will be going out.
- To date there have been no volunteers step forward to take over the Landscape Committee.

Property Manager: Brant Hays (not in attendance)

- Generally working on cleanup within the community.

Dock Master: Allen Garland (not in attendance)

- No reporting.

ARC Committee: Bill Bracker

- There is a report of a Jon Boat on a property by the roadside on Mallard Bay Drive. Director Widenmyer will research and provide the property owner information so they can be informed that they can not have their boat there.

Landscape Committee: Lynne Cerar

- Lynn has purchased plants for both the clubhouse and out front, some new, some replacements.

Social Committee: Carol Bracker

- There was a small turnout for the last event but fun was had by all.
- The next event (April) will have a Mexican theme.

Amenities Committee: Debbie Tupper

- Signs are almost ready for Flyway Trail which is in decent shape.
- The soccer net at the tennis court was flying around and has been secured.
- Reported needing the following items/equipment in support of the amenities:
 - Replace deteriorated corn hole bags; approximately \$20 to replace
 - Need a bigger container for holding balls and equipment; about \$50 for a 50 gal container
 - Need new pickle ball paddles; approximately \$45
 - Need new pucks for the shuffle board court; cost TBD
 - Summer net on pickle ball court
 - Director Widenmyer directed Debbie to proceed with these purchases as they are normal and necessary.
- A storage place is needed for spare equipment; John Barr will determine where that may be feasible.
- There is one resistant owner to submitting the necessary form(s) to having item(s) on the RV lot. President Beers will contact the individual directly to explain the requirement.
- Debbie is in the process of tagging all approved boats/trailers currently in the RV lot.

Maintenance Committee: John Barr

- Mr. Barr has an extensive list of needed repairs throughout the community:
 - The deterioration at the pump house is worse than originally thought. The cement slab/platform needs support which may be able to be done with stone.
 - He has determined that the support for the pool heater can not be done with only rip rap but will require a retention wall. He will reinforce and shore this area for the current pool season and subsequently a retention wall approximately 10' high X 10" wide will need to be erected.
 - The concrete at the far side of the pool is dropping leading to the need for the retention wall.
 - Following the failure of the second pump (after only 3 years probably due to debris) for the ponds/lakes the grates need to be cleaned and he will try to install mesh to keep these cleaner.
 - A plan to seal the decking and docks is set for this summer at a material only cost of about \$1,500.
 - There are plans to add gravel around the basketball court in a few weeks.
 - Planning to fill in the cracks in the pickle ball court over the summer.
 - There are trees overhanging the clubhouse that need to be removed; pricing to come later.
 - The rear doors of the clubhouse are sinking indicating a structural problem. President Beers and Mr. Barr have reviewed under the structure and determined that the rear will need to be jacked up and supported as needed.
 - Mr. Barr expressed a concern with the amount of leaves and debris within the court areas which is not helping with the efforts to revive and maintain these areas. Director Widenmyer offered to talk to Mr. Hays about this.

Dam Committee: Larry Tupper by Director Dempsey

- Director Dempsey reported that 4 State grants had been applied for over the past month as part of the continued effort on having our dams certified by the State. These have the potential to provide reimbursement of expenses up to \$50,000. Expenses have to be performed and paid prior to any State grant reimbursement.
- Over the next 2 years it is projected the costs for the various dam studies and inspections will be about \$60-65,000. To start the project, a survey of the dams and immediate areas is required. Director Widenmyer put forth a motion to approve the survey expenditure of \$6,500 and Director Breslin seconded the motion. The Board voted unanimously to accept.

GENERAL DISCUSSION:

- A general discussion took place with respect to the pump house and land ownership and/or easements related to this area because of the deterioration of the land and platform structure that our pump house sits on. It still needs to be determined who is responsible for what, and general ownership, not only of this land but the area that pipes the water from the pump house to our lakes/ponds. If this is through an easement then we need to apprise ourselves of the terms and location of the easement. Various Board members will continue to work on making these determinations.
- With no volunteers stepping up to take charge of the Landscape Committee it was suggested that perhaps the title seems daunting and possibly the committee should be renamed as the Garden Club which is more indicative of the work involved. This was generally regarded as a good idea and a final determination will follow.
- It was suggested that for the July party we might consider having a golf cart or dog parade. Also, it was brought up that last year “the cannon” was not present at the festivities and that the community would like it there this year. Director Breslin will follow up on that request.
- It was noted that the clubhouse parking lot posts are loose and need reinforcement at a material cost of about \$285.
- A round table discussion got underway with respect to the lack of volunteers within the community compared with years past. Basically, volunteers are key to the overall upkeep and appearance of the community. Ideas were put forth to further encourage community participation, especially in special projects to be undertaken by the various committees. If we are not successful in engaging more community involvement, and continue to depend solely on the same few people that do so much already, we may find it necessary to hire contractors to do some of the work necessary to maintain a base standard for the community. Hiring contractors is not a preferred resolution to the problem. Doing so would involve additional cost that could lead to the potential for having to increase annual dues. The preferred solution is to find ways to get people engaged and involved.

There being no further business, the meeting was adjourned on Karen Breslin’s motion as seconded by Jeanne Widenmyer and unanimously approved at approximately 8:20pm.

Submitted by

Karen Breslin, Secretary