

**Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, June 02, 2026**

Board Members Present:

Scott Beers - President
Todd Dempsey – Vice-President
Karen Breslin – Secretary
Jeanne Widenmyer – Treasurer

Committee, Property and Committee Chair Personnel Present:

Bill Bracker – Representative for ARC; Social Committee
Carol Bracker – Social Committee
John Barr – Maintenance Committee Chair
Debby Tupper - Amenities

Opening Comments:

- President Scott Beers confirmed quorum and called the meeting to order at 6:34.
- The May 2026 Board Minutes were unanimously approved on a Motion by Todd Dempsey, seconded by Jeanne Widenmyer.

Board Member Reports/Comments:

- Karen Breslin reported that she received a few comments from residents regarding the later posting of the monthly Minutes reports. This was a prior decision by the current Board to formally approve the Minutes at the following meeting and it was agreed by all that we would continue this normal business practice.
- Scott Beers advised that he had tried to contact Ben Packett (Board Member) with no response. Mr. Beers proposed to remove and replace Ben Packett from the Board due to lack of attendance in accordance with the governing documents. Jeanne Widenmyer put forth a motion to do so as was seconded by Todd Dempsey and approved by all present.
- Jeanne Widenmyer proposed the appointment to the Board of Brian Gillions. Scott Beers proposed the appointment of John Barr to fill the other vacant position. Jeanne Widenmyer made a motion to approve the recommendations, seconded by Todd Dempsey and approved by all. John Barr, being present, accepted his nomination and Mr. Beers will contact Brian Gillions to inquire if he would accept his nomination. These appointments will continue until the end of the current year as per the governing documents.
- Jeanne Widenmyer reported that one outstanding account had paid their dues. Certified letters will be sent to the other four outstanding accounts. One account that is two years outstanding will be notified that if payment is not received by July 1, 2026 the account will be turned over to an attorney to proceed with the sale of the associated property. The others will be advised that if payment is not received their will be a lien placed on their properties.
- Scott Beers will get Carol Bracker's copy of the original color map of the community and see if we can get copies made.

Club House Report – Debbie Evans via email

- The club house was utilized 9 times during May with one user having to return the following day to clean and remove decorations.

Website Report – Debbie Evans via email

- Debbie has added a "button" at the top of the homepage to provide residents with quick access as to the pool status.
- There were 405 visitors in the past 7 days viewing the website. 204 the day the newest update was announced.
- Only 6 people have requested to unsubscribe from the email notifications, 2 of which are lot owners and 4 which have sold their properties since the inception of the website notification process.

Pool Report – Jeanne Widenmyer and Debbie Evans (via email)

- The chemistry is still being tweaked after last week's storm which wreaked havoc on the normal balance.
- The controller portion of the salt system had been acting up and was replaced by Paul Malloy with the old one on hand. This appears to be working better and Debbie will contact the controller vendor to inquire as to warranty and repairs.
- The floor drain cover separated from the drain due to rusted screws. This was very dangerous and resulted in having to close the pool. Phil Buscher was able to reconnect it with new screws and the pool reopened.

Maintenance Report – John Barr

- 25 – 30 feet of the water line at the marina had to be replaced due to breaks. It is suspected that someone opened the water line after it was closed for the off season and it subsequently froze and broke in several places. In the future, for the off season the lower valve will be closed and the freeze proof open.
- The water at the crabbing dock is off due to an underground leak.
- Subsequent to the recent storm, cleanup of a fallen tree on Pintail was done as well as general clean up throughout the entrance area.
- Trees were trimmed at the basketball court and gravel put around so no further damage to the court should happen when the grass is being mowed.
- Joseph Barr donated a picnic table for the crabbing dock.
- The new pump for the lakes failed and was leaking. The old one has been sent out for a rebuild.
- The retaining wall on the Spring Valley trail has been installed/repared and we will need additional boards to complete the railing repairs.

ARC Committee Report – Bill Bracker, representative

- The ARC had approved the removal of a dead tree.

Landscape Committee -via Jeanne Widenmyer

- The azaleas were trimmed back as far as they can be at this time without damaging the plantings. In the fall they will be trimmed back further.

Social Committee – Carol and Bill Bracker

- There were 40+ people at the May picnic and good fun was had by all.
- The Social Committee will be providing corn and fried chicken for the July 4th picnic. It is expected that the "cannon" will be there for the festivities.
- Carol Bracker suggested we have a golf cart parade prior to the July 4th picnic. Discussion ensued and it was agreed that we would proceed accordingly with a 2:30PM start and come up with some kind of participation award. Debbie Evans will be contacted to post this upcoming event on the website.

Amenities – Debby Tupper

- Damaged tiles were replaced on the courts.
- The new larger storage box was installed at the court with equipment and the old smaller box set up at the cornhole area. New equipment is now available at the multi-purpose court.
- A new quote to seal the cracks at the multipurpose court was received in the amount of \$1,700.
- We are waiting for a deal/sale for the replacement of the shuffle board equipment as there is still some usable equipment available.
- There have been no further responses to requests for paperwork supporting items on the RV lot. Scott Beers will follow up.
- A discussion ensued regarding the abandoned catamaran on the RV lot. Jeanne Widenmyer proposed that we work on disposing of this item. Todd Dempsey seconded the motion and all approved.

Dam Committee – via Todd Dempsey

- Brian Gillions had recommended having a water test performed at a cost of \$630. The test was performed and based on results it appears there is no seepage as was previously a concern. This was great news!

- We are still waiting on communication from the State regarding our requests for Grants.
- At this time, we need to proceed with the necessary survey for the certification of our dams at a cost of \$6,500.
- We also need to file an extension to the Virginia DCR with respect to the inundation study for Flyway Lake.

Tennis Court Update – Jeanne Widenmyer

- All the cracks in the tennis court have been sealed with the overall finish to the surface TBD.
- A quote of \$4,550 was received to apply black sealer to the tennis court (approx. 13,000 sq ft).
- A quote was received from Versa Court for tennis court tiles and we are still waiting for a quote from Sport Court.
- Scott Beers offered to research sealing contractors.

Open Comments

- Carol Bracker expressed a concern that with current and past rates of inflation perhaps we need to consider raising the annual dues. A general discussion ensued for further follow up after a more detailed assessment of our current situation was conducted. It was pointed out that if the current dam situation had been worse, it may have led to a special assessment to the owners.
- Again, it was reiterated that we have got to get more volunteers sharing the work load of maintaining the community or there definitely will need to be an increase in dues.

There being no further business, the general meeting was adjourned on Jeanne Widenmyer's motion, seconded by Todd Dempsey and unanimously approved.

Submitted by

Karen Breslin, Secretary