

**Mallard Bay Property Owners Association Minutes:
Meeting of Board of Directors
Tuesday, June 10, 2025**

******Note: Attachments to this report are available to all MBPOA property owners from the Secretary, MBPOA Board of Directors***

******Send your request by email to: Jsm328@aol.com - Address subject line: "MBPOA Minutes Attachment Request"***

******email responses will be sent out following that month's posting of the board minutes on our website***

The meeting was called to order, at 6:30pm, in the Mallard Bay Clubhouse by MBPOA 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

Susan Barr, Secretary

Barbara Bromley, Board Member (participated by phone)

Ben Packett, Board Member (participated by phone)

Board Members Absent:

Larry Tupper, Vice President

Property Owners Present:

Linda Hobson

Mary Yordy

Blaine Swank

Karen Breslin

Board Member Reports:

Scott Beers, President

- Landscaping - Mr.. Beers got an estimate for the additional landscaping and trimming that he, John Barr and Ben Packett felt was necessary for our community. We will await another estimate before making a final decision.
- A review of the current tally regarding the email to the community was given by both Ms. Widenmyer and Mrs. Barr. The final tally will be determined following June 20th's

deadline. It was recommended that a reminder be emailed out and also posted on the website.

- Mr. Beers asked Mr. Bracker about the ARC procedures for approvals and also for any complaints. It is being requested that both use a similar process using email so that we can document what approvals are made and also have the same transparency for complaints. The email account for the ARC will need to be set up with Bill Schreier. We can check on this with either John Barr or Debbie Evans.
- This process would also be true of any comments, compliments and/or complaints to any board member. We would then have a record of it and it could be passed to the appropriate person to handle it.

Susan Barr, Secretary

- Meeting minutes for June were submitted and approved
- Only 1 request was received, and emailed out, for the May attachments.

Jeanne Widenmyer, Treasurer and MBPOA Registered Agent

- We have 3 lot owners with outstanding dues. They have been sent letters, by certified mail. The letter says that if not paid by July 1st a lien will be placed on their property. One lot owner asked for a waiver which was denied.
- Our local Fire Chief has checked one dry hydrant and will be checking the other one soon. He was happy to be able to help and use this as a training opportunity for his staff.

Property Reports:

Clubhouse Manager - Debbie Evans

Webmaster - Debbie Evans -

- Ms. Widenmyer reported that Debbie said that this was the best month of “views” that we have had since putting up the website! Possibly because there are a few houses being put up for sale and people might be researching the community?

Property Manager - Brant Hayes >

Dock Master - Allen Garland > 1 or 2 slips available

Pool - pool/pump mechanical plumbing issues

- Phil Buscher has agreed to help Paul Malloy

Committee and Support Personnel Present/Reports:

Architectural Committee: Bill Schrier (not present) Mr. Bracker reported that approval was given for a homeowner for the necessary removal of about a dozen trees There are a few

realtors with the extra size signs that are not allowed that will be taken care of. Bill Schrier gave approval for solar panels being put on a house. A few people had boats in driveways due to the delay in the piling installation project.

Landscape Committee member: Lynne Cerar - a member of the committee (not present) - there are a couple of plants that she will be replacing soon. There is a leak in the faucet near the playground area.

Maintenance Committee: John Barr - (absent-sent report)

- Next up on the to do list: gravel around the basketball court on Pintail
- Picnic table for crabbing dock - supports needed/we have the boards
- Tennis court: weed killer will be applied, will need powerwashing before testing a small area with sealer (sealer about \$40/gal)
- Leak on main clubhouse faucet was checked and tightened no longer leaking
- Kick panels for Clubhouse door panels: 8" metal ordered
- Dock Piling project was postponed due to the weather and will not take place until sometime after July 4th.
- Flip a few dock boards and seal due to natural knots/minor warping (need 1 gal about \$50)

Social Committee: Bill Bracker - Our Memorial Day event was a great deal of fun! We had about 35-40 people attend! Our next event, a 4th of July BBQ, will be sent out via an Evite! Be sure to check your email and RSVP! Thank you to Lori Tolbert for sending out the Evites for our events!

Additional Board comments:

Scott Beers: Larry and Debby Tupper have sent the board an email with information regarding the Dam Project. Briefly, they met with an engineer and were very impressed with his knowledge and guidance. He offered a reasonable price for helping and is willing to see the project through. More information to come! Larry and Debby have been working like crazy to get some progress going for us! Kudos!

An email went out asking for community volunteers! A big thank you to the Marston family for going through and trimming both our Spring Valley trail, the Flyaway trail and the lower dam cut through!!! What a great community we live in!

(*If anyone else would like to help out we have other types of volunteer committees that are looking for some part-time helpers! Contact Scott Beers for info.)

Open Comments:

Firewise Program - We had our May 15th meeting with Heather Rosser and she will be doing most of the application herself. She will contact me as soon as she finishes her parts and I will then help her with additional information needed.

Linda Hobson asked that we all please drive very CAREFULLY and SLOWLY through the trailway next to her home. She has placed a sign to remind all. The Hobson's grandchildren are often at their home playing and she does not want anyone to get hurt. (this is a safety issue the board will have this posted on the website and an email will go out)

With no additional comments, Mrs. Barr made a motion to adjourn, seconded by Ms. Bromley, All were in favor.

The meeting adjourned at 7:30 pm.

Our next regular meeting of the Mallard Bay Board of Directors will be Tuesday, July 1, 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.