

Mallard Bay Property Owners Association
Minutes
Meeting of Board of Directors
Monday, November 4, 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:

Jeanne Widenmyer, Treasurer and MBPOA Registered Agent
Lynne Cerar, Secretary
Barb Bromley, Board Member-at-Large (by telephone)
Susan Barr, Board Member-at-Large

Board Members absent:

Larry Tupper, Vice President

Committee and Support Personnel present:

John Barr, Maintenance Committee
Bill Bracker, Architectural Review Committee
Bob Mitchell, Social Committee

Property Owners present:

Scott Beers, 2025 Board Member Elect

Opening Comments

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

Reports

Secretary (Lynne Cerar)—Ms. Cerar had sent out to the Board via email the minutes of the October 7, 2024 Board meeting. She noted that the September 9, 2024 minutes had not been approved, and asked for a motion to approve both the September and October Board minutes. Ms. Widenmyer moved to accept, Mrs. Barr seconded, and the minutes of both meetings were approved by a voice vote.

Treasurer (Jeanne Widenmyer) – Ms. Widenmyer reported that there is still one person who owes dues on two lots, but now there are four people who have prepaid either partial or full dues for 2025. Ms. Widenmyer wrote 11 checks last month for a total of \$3937.74. The Association is currently \$4,059 under budget.

Clubhouse Manager and Webmaster (Debbie Evans was absent)--No items to report.

Property Manager (Brant Hays was absent).

Pool Technical Maintenance – Ms. Cerar reported that the pool techs are off duty for the season.

Dockmaster (Allen Garland was absent).

Architectural Review Committee (Bill Schreier was absent)—Mr. Bracker reported that the ARC approved a shed behind a home, and also approved several tree removals. Mr. Bracker noted that the owner of Lot 106 pointed out a very large, dead limb hanging over the trail from Canvasback to the lower dam. Mr. Bracker said that for safety's sake, the Board should consider having that cut down. Mr. Barr said he would contact 4 Seasonz for a written estimate to take down the tree hanging over the pickleball court and would ask them for an estimate for the dead branch as well. Mrs. Bracker asked for a motion that if the estimate to take down the limb comes in under \$1,000, the Board would approve. Mrs. Barr so moved, Ms. Cerar seconded the motion and the Board approved the motion by a voice vote.

Landscaping Committee (Lynne Cerar) – Ms. Cerar noted that someone whacked at the Russian olive bushes at the front of the road leading to the Clubhouse. She opined that unless those bushes are topped, cutting them back any further will expose a lot of ground that will have to be tended. She believes they should be left alone for the time being.

Social Committee (Bob Mitchell) –Mr. Mitchell said that the Trunk or Treat on October 31 was upstaged by similar activities in Reedville and surrounding area. The next event will be decorating the Clubhouse for the holidays on November 23. Volunteers should come at 11:00 a.m. to help. There was discussion about the Gatehouse decorations. Volunteers will be needed for that as well. This year, Mr. Mitchell will donate solar-powered, string lights in the shape of a Christmas tree to be put up on the outside of the Gatehouse. Mr. Beers offered to help with this, as well as Mr. Bracker.

Mr. Mitchell said that his 9-year term as Social Committee chair is coming to an end. Mr. and Mrs. Bracker have agreed to take over as chairs of the Committee. Mrs. Bracker thanked Mr. and Mrs. Mitchell for all the work they have done over the last 9 years.

Amenities Committee (Debby Tupper) – Mrs. Tupper was absent, but submitted a report to Mrs. Bracker. She has received RV Lot registrations for 12 lot owners (about 16 items), most of whom have been providing the requested registration, insurance expiration dates and titling information. She is expecting about 6 more people to send in their forms. She is planning to reset the RV Lot combination lock on Monday, January 15th, 2025.

Mrs. Tupper called VDOT about the dead tree near the entrance of 283 Canvasback Lane. Billy from VDOT came on October 25 and said that the tree was in the right of way and needed to come down. He tagged the tree with a small pink tag, said the work would be contracted out and that hopefully it will be done within 30 days.

The new pickleball net will be put away the week of December 2nd. One of the older net setups has been de-rusted and touched up. The net, poles, and directions to assemble it will be put in the box at the court. Each time, users will have to assemble and then take down after playing. Once one is accustomed to this, it takes about 5 minutes for two people to do this. When the transition to winter use has taken place, Mrs. Tupper will send a notice to Debbie Evans for the website.

Maintenance Committee (John Barr)—Mr. Barr found a good deal on deck sealant, bought about \$500 worth and has stored it in his workshop. The pool chairs have been tarped up. The lights and timer in the Gatehouse have been fixed, with the help of Mr. Holt. The dock lighting issue can be resolved by turning off the lights, and mounting new motion solar lights, which will light up as one walks down the dock. Two large spotlights would cost about \$40 each, and smaller foot lights could be placed on posts. A kit of 10 footlights would cost about \$50. A timer cannot be put on the current light without breaking into the electrical box. Mr. Bracker asked if any fishermen come in at night who would need the existing light to land at our dock. Mrs. Barr asked if there were any regulations regarding the requirement of night lighting on community docks. Mr. Barr said that an

alternative would be to shade the current light near slip 11 so that it does not shine in a property owner's bedroom all night. Mrs. Bracker said that this sounded like a good place to start, and Mr. Barr will work on this.

Discussion/FYI Items

Eagle Lake Lower Dam:

Mr. Tupper was not present, but submitted a report to Mrs. Bracker. He has spoken to Phil Marston who has given Mr. Tupper the names of contractors who should be able to provide names of engineers who could draw up engineering plans for the pipe/construction project. This must be done before MBPOA is able to submit an "alterations" proposal to Virginia Department of Conservation and Recreation.

Board Comments

Ms. Widenmyer said that, per Mr. Bracker's previous information about the high water pressure at the Clubhouse, she asked Phil Buscher to look into this. Mr. Buscher said that he would need to do some re-piping in order to install the reducing valve. For parts and labor, it would be \$525.00. Ms. Widenmyer asked for a motion to approve that work. Ms. Cerar so moved, Mrs. Barr seconded, and the motion passed by voice vote.

Mr. Mitchell asked a technical question about a bypass around the regulating valve. Ms. Widenmyer said she would give Mr. Mitchell Mr. Buscher's phone number and they could discuss.

Ms. Cerar had asked Mr. Hunt to measure the water pressure at her house. The gauge showed it as borderline. Mr. Hunt asked Ms. Cerar to call Aqua and report that a number of residences here in Mallard Bay were having an issue with this. Mr. Bracker has left several messages with Aqua. (n.b., After this meeting, Ms. Cerar was able to get "Slim" from Aqua to come out and check the pressure. He reported to Ms. Cerar that there did not seem to be any problems. Ms. Cerar asked Slim to speak with Mr. Hunt about the issue, and the two of them met. Mr. Hunt was able to pass on his concerns to Slim's supervisor, hoping Aqua will agree to water pressure monitoring in Mallard Bay).

Open Comments

There were none.

The next regular meeting of the Mallard Bay Board of Directors will be Monday, December 2nd, 2024 at 6:30 p.m. Mrs. Widenmyer moved that the meeting be adjourned, Ms. Bromley seconded, the motion was approved by voice vote, and the regular meeting was adjourned at 6:58 p.m.

Submitted by:

Lynne Cerar, Secretary

Addendum

On November 8, John Barr received an estimate from 4 Seasonz for \$1200 to cut down the tree leaning over the pickleball court and the large, dead limb over the walking trail. By email, the Board approved this expenditure, and on November 12, 4 Seasonz performed the work.

