

Mallard Bay Property Owners Association Minutes
Meeting of Board of Directors
December 2, 2025

Board Members Present:

Scott Beers
Jeanne Widenmyer
Barb Bromley
Larry Tupper
Susan Mahon
Ben Packet

Committee and Support Personnel Present:

John Barr
Debbie Tupper
Bill Bracker
Carol Bracker

Opening Comments: Scott Beers thanked the current board members for their service and welcomed the newly elected members.

Reports

Dams: Larry Tupper reported that the certification for the dams has been reviewed and we are moving forward with certification. The engineer thinks that half the cost of the inundation study will be reimbursed to us by the state. An application will be filled out by him on our behalf as part of his fee. It was noted that the state's new grant cycle was started this month.

Secretary: Susan Mahon advised that she has been sick and is a little behind on the minutes. Barb Bromley has helped to get the minutes typed up and published. It is a work in progress though.

Treasurer: Jeanne Widenmyer shared that the HOA bills went out today. Included in the envelop are two pool passes for everyone who owns a lot/house in the Heathsville area. They were not included for lot owners who live in another state. They can request them if needed.

Misc: Ben Packet apologized for not being able to attend the last 3 meetings due to family issues.

Property Manager: Jeanne Widenmyer said that Brant Hays called her to report that the Christmas tree is up in the gatehouse at the front entrance. He will put lights on it Wednesday (December 3rd).

Docks: John Barr advised that the water has been shut off at the docks. Alan Garland has sent out an email to remind boat owners to pull their ropes and prepare for winter.

Bob Mitchell informed Jeanne that the big pond pump sounds like it has a loose bearing. John Barr was asked to look at it, but he felt that it was not his speciality. It was decided to call in Paul Ryan who maintains the pool pumps to take a look at the problem. Specifically, It is the pump on Knights Run Road directly to the right off the wooden bridge. It might need to be replaced, but we will wait for Mr. Ryan's findings.

Architectural Committee: Bill Bracker stated that very little happened this month, but Jeanne shared that Bob Cleland's house sold.

Social Committee: Ms. Bracker reported that there will be a holiday luncheon and cookie exchange December 12th. The luncheon is open to all who would like to come, but she added that you don't have to participate in the cookie exchange. Next month they are planning a White Elephant Bingo Night. She reminded everyone to remember your white elephant gifts since they will be the bingo prizes. It will be held January 24th at the clubhouse.

Amenities and Maintenance: Debby Tupper is currently working on a new application form for the RV lot. She questioned the board as to whether an attorney was consulted concerning an abandonment clause being added to the RV lot form. Jeanne advised that currently when a realtor contacts her concerning a sale she emails the ARC to make sure there are no outstanding issues. She is now including Ms. Tupper to make sure nothing is left behind at the RV lot. If so, Jeanne will have it added to the closing sheet, and it must be removed before the sale of the house can go through.

Debby also stated that she needed help from the board concerning follow up and/or pressure to boat owners who ignore her letters/emails and no action is taken. Jeanne said that we can do a form letter and that we can fine \$10 a day until the infraction is resolved. The new RV lot form would also include an area to be initialed acknowledging the covenants and bylaws concerning the community. After Debby finishes rewriting the new form the board would like to have approval.

Ms. Tupper stated that there are two items in the RV lot that are abandoned. One is a catamaran and the other is a boat trailer. The trailer has 4 flat tires and the catamaran is beyond repair. A certified letter was sent to the owner of the catamaran who now lives in Florida. He responded by email that we should just take care of it. But, this is harder than it seems. Ben Packet advised that he also reached out to the owner and confirmed that the owner wants zero responsibility for his boat. Several ideas were discussed as to how to dispose of these items and it was decided to take the least costly route. Ben Packet volunteered to head this up and he will contact the catamaran owner and try to get him to sign the boat over to us for disposal. The document must have the boat specifics as to model, length, size, type, etc. He will also call an abandonment specialist, Mike Provost to find out more about what he does and how much it would cost.

The trailer that was left behind has a license tag but it has expired. John Barr stated that the trailer has a vehicle ID number on it so we should be able to identify the owner through the DMV. Debby Tupper will contact Alan Garland to see if he can run the number to find its owner.

Ms. Widenmyer suggests that the two unidentified items in the RV lot be photographed and posted on the community website to possibly be identified.

John Barr reported that a big project coming up in the spring is the washout behind the pool shed. He feels that it can be done by filling in with riprap and stone until it reaches the top level. He advised that we might need to hire a crew to help move the heavy material into place.

Discussion Items

Scott Beers explained that the ongoing controversial subject of “boats in driveways” has been going on a very long time. After much debate, meetings, and discussions he explained that the board feels that it is time to put this subject to rest. It is unrealistic to feel that the majority number needed to change the covenants (51%) could be met at this time, as demonstrated by a vote within the community just 2 years ago. The community needs to be told via website and email that this is the board’s decision at this time, and why this decision was made. Barb Bromley made a motion, and Jeanne seconded it for board to close out the “boats in driveway” issue and craft an email to be sent to the community, and also posted on the website. The board voted unanimously in favor of this.

There is one boat that is currently in violation now. Bill Bracker will send an email informing the homeowner of the violation and will give him 10 days to respond.

Closing Comments

Jeanne shared how lovely the clubhouse looked in its Christmas attire. She acknowledged the social committee with all their hard work. Carol Bracker thanked her and included the other members of the committee who helped to make it so festive.

Ben Packet asked about the fireplace in the clubhouse. He is going to enjoy the clubhouse soon and would like to use it. He asked how often it is cleaned, and how to open the damper. Bill Bracker explained that it draws wonderfully and is easy to open the damper. Cleaning does happen, but not very often since it is rarely used. Jeanne reported that a repair was made to the fireplace stones on the outside portion of the chimney in 2018.

The meeting adjourned at 7:24pm and the next meeting will be January 6th, 2026 at 6:30pm

Submitted by:

Barb Bromley, HOA member