

**Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, February 3, 2026**

Board Members Present:

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

Committee and Committee Chair Personnel Present:

Brant Hays – Property Manager
Bill Bracker – Representative for ARC; Social Committee
Carol Bracker – Social Committee
John Barr – Maintenance Committee

Residents and Other Committee Members Present:

Susan Barr
Wyn Marshall

OPENING COMMENTS:

- Scott Beers confirmed quorum and the meeting commenced at 6:30
- Scott Beers informed the group that Ben Packett was unable to attend due to a family situation.
- The January 2026 Board Minutes were unanimously approved for issuance/posting after a Motion by Todd Dempsey, seconded by Jeanne Widenmyer.
- Scott Beers reminded the Board members that there was a meeting arranged for Thursday, February 5th at 10:00 in the clubhouse with our insurance agent to review the existing policy for anyone who wanted to attend.
- Karen Breslin provided Bill Bracker, Representative of the ARC, a copy of the approved Motion regarding Ted Hobson’s boat screening and the related photo.

REPORTS:

Treasurer: Jeanne Widenmyer

- As of this date there remain 17 accounts outstanding for the January 1, 2026 annual billing.
- Jeanne proposed that due to the unusually bad weather of late that we extend the grace period before penalty to payments received by February 13th. Todd Dempsey proposed a Motion to accept this recommendation, Karen Breslin seconded and it was unanimously approved.
- Bills paid during January 2026 were almost non-existent and normal course of business. The electric bill was lower than usual (\$419) due to the pumps not in use over that time.

Clubhouse: Jeanne Widenmyer for Debbie Evans

- At this time there are only 2 bookings for the month of February.
- Last month there was only 1 event that required minor cleaning up after.

Web Manager: Jeanne Widenmyer for Debbie Evans

- The request for a new Chair and volunteers for the Landscape Committee has been posted on the website.
- The good news is the website is getting a lot of views; 1740 in the last 90 days.
- The bad news is there has been little activity in recommendations for contractors.

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Property Manager: Brant Hays

- Nothing to report from Mr. Hays.
- Jeanne Widenmyer informed that she had contacted the State regarding the Certificate for the Marina and Pump Out (physically at Horn Harbor). She was informed that it would be a while before an inspection could be done and a Certificate issued.

ARC Committee: Bill Bracker

- Mr. Bracker informed the Board that Mr. Garland has submitted a request to build a shed on one of his lots.
- Further to a complaint about a possible exterior staircase having been erected on a garage without ARC approval, further investigation determined that this was not the case. Scott Beers did a drive by and did not see any staircase. He further contacted the homeowner who advised him that the activity on the property was workers conducting renovations and no staircase was erected. Jeanne Widenmyer will contact the individual who initiated the complaint and inform her of the situation.

Landscape Committee: Lynne Cerar

- Not present

Social Committee: Bill and Carol Bracker

- The White Elephant Bingo social has been rescheduled to February 24th due to inclement weather.
- 12 new padded chairs for the clubhouse have been ordered.
- The excess older chairs are not able to be used by the original intended recipient and will be donated to ReStore (Habitat for Humanity). They will be loaded up and donated soon.

Amenities Committee: Debbie Tupper

- Not present

Maintenance Committee: John Barr

- Not much going on with it being winter.
- Weather conditions have hindered a review of the clubhouse foundation but that will be done when opportunity presents.
- Mr. Barr has located someone willing to use his backhoe to help with the riprap job by the pool that will happen in the spring. Scott Beers and John reviewed the area and determined that some trees will need to be removed, but the stumps will remain for erosion purposes.

Dam Committee: Larry Tupper

- Not present

GENERAL DISCUSSION:

- Todd Dempsey informed all present that he had done some research into the availability of grants for our dam certification project. We need to determine if the engineer assisting with this project has applied for these grants, as previously inferred, or if we need to initiate these applications. Any application will require a Board Resolution supporting the application. There

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is \$1M available in the State for related grants and distribution by the State is determined by need and scoring. All applications need to be submitted to the state by March 31st.

- Jeanne Widenmyer informed the Board that there was currently \$5,933 in the reserves allocated to the large pump motor for the lakes and ponds that at this time needs repaired/replaced. Any excess cost would come from the general reserve funds. Based on the quotes received from Paul Ryan for repairing versus replacing the pump motor Todd Dempsey put forth a motion to proceed with a replacement at a cost of \$10,892 which Jeanne Widenmyer seconded. The motion was unanimously approved by all Board members present.
- Further discussion regarding the pump motor suggested that the aging of the motor for reserves purposes be reduced from 15 years to 10 years.
- Wyn Marshall (resident) inquired when the pump motor will be replaced and the best response at this time was that it would take 1-2 weeks for the motor to be available after which the work would commence as conditions permit. It is the hope that the project will be completed by the end of this month or latest mid-March.
- Jeanne Widenmyer presented the renewal contracts to Scott Beers for signature for the Property Manager and Clubhouse Cleaning. Both contracts were signed.
- Bill Bracker, acting as a representative of our ARC, expressed concerns regarding the Board's decision in January to allow Mr. Hobson to use his vehicles as appropriate screening for his boat located in his backyard and requested that said decision be reversed. General discussion ensued and the Board expressed that they appreciated his concerns, but that there will always be a conflict on the definition of screening. No Board action was taken.

Submitted by:

Karen Breslin, Secretary