

**Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, July 07, 2026**

Board Members Present:

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

Committee, Property and Committee Chair Personnel Present:

Bill Bracker – Representative for ARC; Social Committee
Lynne Cerar – Landscape Committee
John Barr – Maintenance Committee

Opening Comments:

- President Scott Beers confirmed quorum and called the meeting to order at 6:33.
- The June 2026 Board Minutes were unanimously approved on a Motion by Todd Dempsey, seconded by Jeanne Widenmyer.
- Scott Beers extended a sincere thank you, on behalf of the Board, to John Barr for his acceptance to joining the Board.

Board Member Reports/Comments:

- Scott Beers presented that Mr. Bracker had brought to his attention that residents had brought to his attention that they would like tables with umbrellas in the pool area or shade. Jeanne Widenmyer pointed out that there is to be no food or drink in the pool area and felt having tables there would encourage a violation of this rule. John Barr responded that perhaps we could supply umbrellas with a solid base to provide the shade and he would look into pricing 2-3 for the pool area.
- Todd Dempsey informed all present that a group of Board members had met to review the Reserve details. Jeanne Widenmyer has formulated an updated Reserves list based on that meeting. There are still items for further review and another meeting will take place.
- Jeanne Widenmyer informed the Board that all outstanding membership accounts had been paid.

Website Report – Debbie Evans via Jeanne Widenmyer

- Debbie would like to receive pictures from the July 4th golf cart parade to include on the website.

Landscape Report – Lynne Cerar

- Lynne has concerns as to the overall health of the hawthorn trees at the gatehouse entry. They are stressed due to the drought and therefore could not be trimmed, potentially leading to branches damaging the entry signage. One tree appears to be cracked near the base. Now that we are finally getting some rain she will review their status in the fall to see if they have recovered or need removal and replacement.

Maintenance Report – John Barr

- The downed tree at the front has been removed and thanks to whomever already removed some of the branches.
- The pipe for the pump to the upper lake is broken and has been shut down for repair. Since this is a new installation, at the time of our meeting, it was thought that Paul Ryan would repair under warranty. However, subsequent to our meeting it was determined that someone had accessed and damaged the fitting and therefore the community will have to pay for the repairs.
- John is planning to install shelves in the guard house and reorganize the contents.
- John is slowing down some of the pending projects to control costs until the dam situation is determined.
- Some of the boards on the marina dock are curling. Although installed correctly perhaps the structural spacing is contributing to this problem. John plans to remove, flip, and reinstall the existing boards.

ARC Committee Report – Bill Bracker, representative

- Nothing to report.

Social Committee – Bill Bracker

- There were 50+ people at the July 4th picnic and Bill extended his thanks for all the help from the other social committee members as well as the Bowmans who jumped in to help as well.
- The next event will be the Labor Day gathering on the Sunday. The theme will be a luau.
- Bill noted some issues with the umbrellas on the clubhouse deck. The “ribs” are aging and he offered to make some new ribs to use as replacements as needed. John Barr will also look at the umbrellas for any other necessary repairs.

Dam Committee – via Todd Dempsey

- Mr. Dempsey provided the unfortunate news that Mallard Bay did not receive any of the State Grant monies for the current year. We will apply again for 2027 Grants if they should become available.
- Mr. Dempsey then provided a detailed status report of our current standing and what our requirements are while we have conditional approval for both dams in effect for 2 years from approval. Different options for proceeding with those requirements were presented as well as estimated costs.
- Mr. Dempsey proposed another meeting of the Dam Committee for them to formulate a proposal of a timeline to meet all requirements to be presented to the Board
- Jeanne Widenmyer presented a Motion for the Dam Committee to meet and formulate a plan for presentation which was seconded by John Barr and unanimously passed by the Board.

Tennis Court(s) Update – Jeanne Widenmyer

- All cracks on both sport courts have been sealed.
- It was proposed that
 - 1) we proceed with seal coating the Mallard Bay court;
 - 2) have the same company reline the basketball area after the seal coating;
 - 3) Install tiles (like the pickleball court by the club house) on the Canvasback court for a dual-purpose court, useable for both tennis and pickle ball, at a cost of \$32,300 which will be installed by Board members and any volunteers.

A motion was put forth by Todd Dempsey that we proceed with this plan. The motion was seconded by John Barr and unanimously approved.

Open Comments

- Karen Breslin offered to come up with a “Follow Up” list to be presented and updated at each Board meeting so items in discussion don’t fall by the wayside. The group agreed this would be beneficial to all.
- John Barr brought to the Board’s attention that the community paddle boat supposed to be at the upper lake keeps ending up at the lower lake. He has already brought it back up a few times but that is a tiresome process. It is suspected that individuals are bringing it down to the lower lake and then are unwilling or unable to bring it back to the upper lake. After some discussion it was agreed that we would just leave it at the lower lake.

There being no further business, the general meeting was adjourned at approximately 8:30pm on Karen Breslin’s motion, seconded by Jeanne Widenmyer and unanimously approved.

Submitted by

Karen Breslin, Secretary