

**Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, August 04, 2026**

Board Members Present:

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

Committee, Property and Committee Chair Personnel Present:

Bill Bracker – Representative for ARC; Social Committee
Carol Bracker – Social Committee
John Barr – Maintenance Committee
Debby Tupper – Amenities

Community Residents:

Gary & Mary Yordy
Blaine Swank
Patrick Murphy

Opening Comments:

- President Scott Beers confirmed quorum and called the meeting to order at 6:32.
- The July 2026 Board Minutes were unanimously approved on a Motion by Todd Dempsey, seconded by Jeanne Widenmyer.

Board Member Reports/Comments:

- Mr. Beers initiated a discussion regarding the upcoming Board position openings. In order to reach out to all owners it was decided by all that in addition to the customary reaching out to individuals there would be an email sent out as well as a posting on the community website.
- Todd Dempsey updated all that he was in contact with the dam engineer to resubmit a proposal to the State to delay our compliance in order that we have the opportunity to try again for some government funding.
- Jeanne Widenmyer reported that 2 mowings took place during July at \$1,300 each, the Mallard Bay sport court was sealed and the Canvasback tennis court repaired. Also, the electric bill for the pond pumps was significantly higher than usual.
- Jeanne Widenmyer proposed that we change the community internet service from Breezeline at \$166/month to Starlink at \$55/month. Karen Breslin presented a Motion to proceed with the change, seconded by Todd Dempsey and unanimously approved by the Board.
- John Barr confirmed to all that unfortunately Paul Malloy will be leaving the community. Another resident has volunteered to take over Paul's pool responsibilities. Mr. Malloy has been an active volunteer throughout the community for many years and John Barr along with possibly other Board members will try to meet with him to "pick his brain" for those items we may not be familiar with.
- John Barr also reported that the upper dam pump is still not operational. A fitting is broken and should be fixed by the end of the month or an alternate solution undertaken. Brian Gillions offered to take a look at it with Mr. Barr.

- Scott Beers extended his thanks to Brian Gillions for joining the Board.

Website Report – Nothing to report as per Jeanne Widenmyer

Clubhouse Report – Nothing to report as per Jeanne Widenmyer

ARC Committee – Nothing to report as per Bill Bracker

Landscape Committee – Per Jeanne Widenmyer, Lynne Cerar is continuing to work towards having the azaleas further cut back this fall.

Social Committee – Carol Bracker confirmed that there will be a luau party at the clubhouse on Sunday, September 6th in celebration of the Labor Day weekend.

Amenities Committee – Debby Tupper

- Cleaning out the RV lot is successfully continuing with significant progress.
- Although identified and registered with the community there remain 3 boats that are not legally registered.
- Mr. Swank has been voluntarily mowing the RV lot for the last 10 years or so and would like to back away from this commitment. It usually only requires 1 mowing per month. The community is looking for another volunteer and Jeanne Widenmyer will also talk with Bay Cutters to determine any additional cost for taking this on.
- Debby reported that she has had pushback from a few residents with items in the RV lot on filling out the annual form. There was a Board suggestion that anyone not filling out the form on a timely basis have their items removed. This will be further discussed should it continue to be a problem.
- The new/refurbished signs for Flyway Trail have been installed. There is currently a downed maple tree across the trail which John Barr will remove.
- The community paddleboat is still at the lower lake and full of water. John Barr will once again bring it back to the upper lake and remove the water.
- One of the lake signs is currently in the lake instead of the shore somehow and John Barr will reinstall.

Maintenance Committee – John Barr

- A new tether ball has been installed.
- John is working with Todd Dempsey at getting further information and quotes for our private road repairs.
- 2 umbrellas with bases were purchased and installed in the pool area. Another is available for the tennis court once the new court is installed.
- The broken rib on an umbrella at the clubhouse deck has been repaired. Thanks go out to Bill Bracker for making the rib. Lower holes will be put into the umbrella poles for ease of operation at a later date.
- The donated crab pier picnic table will be installed in 1-2 weeks after it is painted/stained.
- Scott Beers is going to look into remedies for the floor area that is sinking in the clubhouse.
- The pool heater platform is to be fixed around October and rip rap installed to support it. Total cost is estimated at about \$5,000.

Other Business

- Jeanne Widenmyer reported that the tennis court tiles for the Canvasback court have been ordered. She was able to get them discounted to \$26,500 versus the original \$32,000. The sealing of the whole area will be \$4,500 but is currently delayed due to all the rain.
- Todd Dempsey reported that should we not receive any government grant assistance again next year for the dam repairs the cost will be in the \$50,000 range.
- A discussion with respect to the community paying for the mowing of cleared owned lots was initiated. A list will be put together of these lots and the owners contacted with respect to them maintaining their own lots rather than it be a community expense. Jeanne Widenmyer will talk to Bay Cutters in this regard to possibly offer options to resolve this.
- The Board discussed the recent pool health and safety concern incident that occurred. Brian Gillions, who has direct experience in this area of concern, indicated that new signage may be necessary and he would provide the necessary legal verbiage. He also recommended that video cameras be installed covering the pool area and outside the exterior restrooms. This led into recommendations of also putting cameras in the clubhouse and possibly covering the boat ramp area. Monthly cost would be approximately \$12 to access the recordings.
- Jeanne Widenmyer requested automatic closures for the exterior restrooms as the doors keep being left open and these areas are air conditioned. John Barr agreed to install the closing mechanisms.
- The annual meeting packet requirements were discussed and all responsible parties for the various documents agreed upon.
- Mary Yordy brought before the Board a concern regarding the overgrowth of vacant lots hindering the grass cutting and generally being unsightly. Brian Gillions will review the existing covenants and report back our options regarding this concern as well as the overgrown culverts.

There being no further business to discuss motion was put forth by Todd Dempsey, seconded by Jeanne Widenmyer and unanimously approved to adjourn the meeting at 8:15pm.

Submitted by
Karen Breslin, Secretary MBPOA