

Mallard Bay Property Owners Association
Minutes:
Meeting of Board of Directors
Thursday, January 9, 2025

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, at 6:30pm, in the Mallard Bay Clubhouse by MBPOA President Scott Beers.

Board Members Present:

Scott Beers, President
Larry Tupper, Vice President and Dam Liaison
Susan Barr, Secretary
Ben Packett, Board Member Elect
Barbara Bromley, Board Member Elect (participated by phone)

Board Members Absent: Jeanne Widenmyer, Treasurer and MBPOA Registered Agent

Committee and Support Personnel Present:

Bill Bracker: Social Committee Co-chair, ARC - Architectural Review Committee member
John Barr: Maintenance
Debbie Tupper: Amenities Chair

Property Owners Present:

Bob Mitchell
Ted Hobson

Opening Comments:

Mr. Beers opened the meeting by thanking everyone for coming and confirming the quorum.

Board Reports:

- Mr. Beers stated that he had a few things/questions that he would like to address and that he would do so during the Discussion Items portion of the meeting.
- Mr. Tupper spoke about the information he has on the Dam project. He reviewed the State requirements for being in good standing. It is a very complicated process and situation as the State requires various inspections for different steps of the work. Mr. Tupper had a project manager from a company called "Docks of the Bay" (from Whitestone) come out and he said the upper dam was easily accessed and would not be a big deal to address. The lower dam would be a more difficult situation. "Docks of the Bay" will send us an estimate based on his inspection/recommendations as soon as

possible. We would also need a Geotech Engineer to inspect and take core samples. The possibility of needing to drain part/all of the lake may be necessary. Mr. Tupper has just learned that the State has a grant program. It is very involved. They will provide training sessions for grant filing preparation. If there is anyone in the community that has ANY experience with grant applications Mr. Tupper and the board would appreciate your assistance. Mr. Tupper will let us know when the training dates are posted.

- Mrs. Barr reported that the December follow-up meeting minutes were sent out via email to the Board, approved and posted to the community.
- Mr. Packett, Ms. Bromley: no report/no news

Discussion Items:

- Item 1. Mr. Beers received a phone call about “boats being parked in driveways”. Specifically 2 boats in particular. Mr. Beers read from page 10 of the covenants where it states that “one trailered boat may be parked on each lot with a residence located and screened from the road and lake as approved by the Architectural Review Committee”. Mr. Beers said that it seemed a bit vague and asked if anyone else agreed. Mr. Packett and Mrs. Barr both agreed. Mr. Packett addressed that some lots, his included, do not have the ability to have their boats out of view due to the size, shape, and lay of the land. Mrs. Barr added that even with trees and bushes, that would naturally screen a boat, during winter with the leaves down there is still some visibility. There were several comments regarding residents insurance coverage not covering boats/rv’s in the community lot and possibility of liability issues for residents and community.
 1. Two residents spoke on this ongoing issue of boats and the proper storage of them. Both past approvals and following the standards/rules/laws were discussed. Each presented their differing opinions. After a lengthy discussion, and with the understanding that a resolution would not be possible during this meeting, the board President Scott Beers stated that we may need to revisit the community rules/standards and clarify/rewrite them.
 2. Mrs. Barr made a motion to revisit the situation with boats/driveways again and get input from the community. Ms. Bromley seconded the motion. Vote: all in favor, yes
 3. Mr. Beers asked what to do regarding the 2 boats until this is resolved. Mrs. Barr made a motion to let the boats remain until a resolution is decided. Mr. Packett seconded the motion. Vote: Ms. Bromley brought up the concern of smaller lots that back up to other smaller lots and how this could become an eyesore for some. She suggested either a committee or

group to try to find another resolution. Ms. Bromley said she would like to be involved with this. Mr. Packett and Mr. Barr would like to try to help with clarifying wording as well. With this said, Mrs. Barr then made a motion to table any decision for now. Ms. Bromley seconded the motion. Vote: all in favor, yes

- Item 2. Mr. Beers has some questions regarding some of the community's positions. Which of these are paid positions, are they continuous positions, how does this work, contracts/responsibilities/expectations etc? It was suggested that most of these details would probably be best explained by Ms. Widenmyer, our Treasurer. Others listed Clubhouse Cleaning, Dockmaster and Property Manager as known paid positions.

Property Reports:

Clubhouse Manager: Debbie Evans (not present)

Webmaster: Debbie Evans (not present)

Property Manager: Brant Hayes (not present)

Dockmaster: Allen Garland (not present)

Committee Reports:

Architectural Committee: Bill Schrier (not present) Mr. Beers covered this in his earlier discussion - he received a phone call from Mr. Schrier regarding boats in driveways) Mr. Bracker reiterated this message

Landscape Committee: Lynne Cerar (not present)

Maintenance Committee: John Barr Mr. Barr put new locks on the ladies room doors, fixed a running toilet in the ladies room, fixed a doorknob in the clubhouse (no cost as he had "extra parts" in his shop) The dehumidifier is working well. Mr. Barr spoke to Ms. Widenmyer about the need for a plumber to fix the water at the dock. The work will need to be done prior to him doing the dock maintenance in March/early April. He is hoping to have this done prior to the boating/pool season. The clubhouse deck will also be done at the same time. Mr. Barr was asked to put gravel surrounding the basketball court on Pintail Lane. This is to protect the edges from any further lawnmower damage. Mr. Barr was also asked to paint the area surrounding the new pickleball court.

Social Committee: Bill and Carol Bracker: Mr. Bracker announced that the first social event of the year, "Sunset on the River", will be on Saturday, January 25, 2025 from 5 to 7 pm! Please bring your beverage of choice and an appetizer to share! Coffee and tea will be provided. "We

would like all our neighbors to get to know one another and have an enjoyable evening!" Mr. Bracker will ask that this be posted on our website to encourage participation.

Amenities Committee: Debbie Tupper Mr. Tupper said that this committee covers a very large amount of work with the bulk of it falling on Debbie. Mr. Packett proposed the possibility of having 3 to 5 areas, with others involved, rather than the entire community covered by one person. Mrs. Tupper said that they currently do not have a head pool manager - they got through last year with the veteran pool guidance of Paul Malloy! They have 4 women doing the pool maintenance. It was suggested posting on the website soon to see if someone in the community might be able to help out and volunteer. Mrs. Tupper said that the expectations may need clarification for various positions and that the pay is very little. She would like to learn more about what the Mallard Bay community's liability is for the various amenities, such as the pickleball and tennis courts. Making things safer and usable. Mr. Tupper used a previous amenity report, that Mr. Hobson said was done about 5 years ago, as a guideline for addressing various issues/maintenance.

Board/Open Comments:

Mrs. Barr said that there is so much to be done and that she is hoping that the community realizes that this is a mostly new board and that we are trying our best to learn as we go along. The best interest of the community is our focus. Mr. Bracker was thanked for his reminders throughout the meeting regarding proper meeting procedures. As a mostly new board it was appreciated.

Mr. Barr asked if anyone knew the percentage of full timers living in Mallard Bay. Without Jeanne present no one had an exact number. It was estimated to be about 30-40%. Mr. Barr said it is important to note that the volunteer pool is becoming very limited due to various reasons. I.e: full-time work, family obligations, an ageing population and those that have volunteered for 20+ years and now deserve a break. With all these factors we are facing some decision making regarding this. Mr. Barr gave the ARC a thumbs up for all the tree removal approvals due to the safety issues.

With no additional comments, Mrs. Barr made a motion to adjourn, it was seconded by Mr. Packett. All were in favor. Mr. Beers adjourned the meeting at 7:40 pm

Our next regular meeting of the Mallard Bay Board of Directors will be Tuesday, February 4, 2025 at 6:30pm

Submitted by: _____
Susan Barr, Secretary