

**Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, January 6, 2026 Rev. 1**

Board Members Present:

Scott Beers
Todd Dempsey
Karen Breslin
Jeanne Widenmyer
Ben Packett

Committee and Committee Chair Personnel Present:

Brant Hays
Bill Bracker
Carol Bracker
Debby Tupper
John Barr
Larry Tupper

Residents and Other Committee Members Present:

Gary Yordy
Ted Hobson
Bob Mitchell
Susan Barr

OPENING COMMENTS:

- Scott Beers introduced the new Board Members; Todd Dempsey and Karen Breslin.
- New Board members introduced their background and interest in serving on the Board.
- Scott Beers advised of the resignation of Susan Barr
- Karen Breslin was nominated in December as Secretary and accepted.
- Based on this resignation we only have 5 Board members rather than the usual 6. It was unanimously agreed by the Board that at present we will continue with the current 5 members as permitted through the By-Laws.

REPORTS:

Treasurer: Jeanne Widenmyer

- Still one delinquent property owner account in excess of 1 year.
- As of this date there remain 51 accounts outstanding for the January 1, 2026 annual billing.
- Bills paid during December 2025 were almost non-existent and normal course of business.
- Advised the annual HVAC maintenance contract by Comfort Consultants of \$185/year for 2 maintenance services is due. Todd Dempsey motioned to proceed with the proposed contract; Jeanne Widenmyer seconded; and the Board unanimously approved.

Property Manager: Brant Hays

- Advised that the Christmas tree and lights at the gate house would be removed later this week.
- Continues to clean up leaves in various areas throughout the community.

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ARC Committee Representative: Bill Bracker

- A Mallard Bay home owner reported there was an exterior staircase added on a property to access the upper level of a garage, possibly for a renter, which was not applied for nor approved by the ARC.
 - Bill Bracker offered to check if there was a county permit issued.
 - Scott Beers will contact the owner to find out if they are aware and what the situation is.

Landscape Committee: Lynne Cerar

- Lynne Cerar has advised the Board that she no longer wishes to Chair the Landscape Committee.
- Jeanne Widenmyer will ask Debbie Evans to put something out electronically to the community requesting volunteers and a new Chair.

Social Committee: Bill and Carol Bracker

- The cookie exchange event was a success.
- Next event will be a “White Elephant Bingo” with proceeds to go to the local rescue squad.
- Advised desire to purchase another 12 or so padded chairs for the clubhouse at a cost of \$140.00 to be paid from the Social Committee funds.
- Requested to remove 20-24 existing chairs from the clubhouse and donate to make room for the new chairs. A Motion to accept by Todd Dempsey and seconded by Jeanne Widenmyer was unanimously approved by the Board.

Amenities Committee: Debby Tupper

- Continues to work on refurbishing the trail signs.
- Presented the updated RV Lot Registration forms to the Board for approval. The Board unanimously approved the updated forms.
- RV Lot lock combination to change February 1, 2026 and all registered users will be informed.
- Expressed a concern regarding overhanging trees on the RV Lot. To be looked into further.
- Continuing to work on the abandoned items in the RV Lot.
 - Ben Packett knows someone that deals with abandoned watercraft and will make contact.

Maintenance Committee: John Barr

- Needs to and will change an outside faucet.
- Now has the tool(s) necessary to look at the clubhouse foundation. Update to follow.
- Looking for volunteers to spread out the work necessary to upkeep the community.

Dam Committee: Larry Tupper

- Heard from the engineer regarding recertification and inspection and the engineer is processing grant applications on our behalf.
- Estimated costs at this time for both dams is approximately \$50,000 before grants. Grants are for the inspection, inundation study, and emergency evacuation plan.
- We have “provisional certification” for 1 dam; Eagle dam still outstanding.
- Engineer requires a verification of funds which Jeanne Widenmyer will provide by bank statement as needed.

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GENERAL DISCUSSION:

- The main pump for the lakes is broken. Paul Ryan will be performing the repairs. Cost and timeframe TBD.
- Scott Beers inquired if others were interested in a review of our current insurance policy he would make arrangements. Interest was indicated and Scott will schedule something with the agent.
- Scott Beers opened a discussion regarding the parking and screening of Mr. Hobson's boat. Mr. Beers presented photographs of the current parking and screening to the Board. He also informed the Board that the parking and screening was approved by two previous Boards and confirmed by Mary McGuire and Marshall Sebra, both having been prior Board Presidents. Carol Bracker advised she had reviewed the previous Board Minutes and found no record of a formal vote or approval. Jeanne Widenmyer confirmed that based on her recollection of the two Board terms mentioned, no formal action had been taken. Mr. Hobson provided details regarding past approvals and presented that there is no approved screening. Todd Dempsey presented a written Motion to the Board for review and approval of Mr. Hobson's current parking and screening of his boat. Said Motion was seconded by Karen Breslin and by vote of the Board was approved with one Board member dissenting. Mr. Hobson and the ARC committee will be provided a copy of the Motion and other documentation for their records. It was noted that any approved Motion does not set precedent, as per the Community documents.
- Todd Dempsey has offered to review/audit the community financial information becoming a second set of eyes as is a recommended general business practice.
- The Board put forth and unanimously agreed that any communication between any committee and the Board that is deemed counter-productive, aggressive and/or disrespectful could result in the offender being removed from any committee by the Board.
- Larry Tupper presented that he would like to transition out as Chair of the Dam Committee. Karen Breslin to reach out to another community member known to have experience in this area.
- John Barr informed the group that the pool heater area needs to be rip rapped. He plans to address this in April and a "blast" will go out to the community looking for volunteers. If there is insufficient response we will have to look into hiring outside help.
- The meeting adjourned at approximately 8:15 as proposed by Jeanne Widenmyer, seconded by Todd Dempsey and unanimously agreed by the Board.

Submitted by:

Karen Breslin, Secretary