

**Mallard Bay Property Owners Association Minutes
Annual Board Meeting October 18th, 2025**

Board Members Present:

Larry Tupper
Jeanne Widenmyer
Susan Mahon

Committee and Support Personnel Present:

John Barr
Debby Tupper
Debbie Evans
Carol and Bill Bracker
Brant Hays

Opening Comments

Larry Tupper welcomed all members of the community to the meeting. He asked Ms. Widenmyer if she could confirm a quorum. She responded that there were 26 attendees and 46 proxies, which confirmed a quorum. He then handed the meeting over to the committee members to speak about their speciality.

Committees

Webmaster: Debbie Evans advised that the website is doing quite well. GoDaddy looks at your URL and gives a value to the website. Ours is worth approximately \$15,000 based on traffic to the site. The automated email that was sent out through GoDaddy will now be sent through Gmail. It will notify you of changes or additions to the website. GoDaddy now charges so we are switching to Gmail.

Clubhouse Manager: Debbie Evans reported that Donna Sebra and Amanda Marston do the follow up and minor clean up after a clubhouse reservation. She is very pleased that everything has run very smoothly this year.

Pool Maintenance: Debbie Evans advised that the pool this year was a little bit of a headache. The equipment was showing that there wasn't enough salt. When they measured it a different way they found that they had plenty of salt and the equipment was malfunctioning. They tried getting a new salt cell, but that didn't fix it so a new controller was purchased. She also advised that the filter for the pool will no longer be sand, they are going to transition to glass crystals. It is more expensive initially, but it never needs to be replaced and does a better job. The plan is to put the new glass crystals in and run the pump, and when Paul Malloy is satisfied that it is working properly, the pool will be closed.

Treasurer: Jeanne Widenmyer reported that next year's proposed budget has been prepared. Copies were handed out at the meeting. She advised that most categories changed very little, some as little as \$500 compared to last year. An exception to that is income, since lots are being merged. There are currently 61 lots that have not been built upon. Jeanne stated that we have met our reserve requirements. The requirements are 60 percent of the budget and right now we are at 66 percent. She explains that the docks are at zero because the allotted

money was used last year on new decking, and staining of the decks. It was approximately \$37,000 for the docks, \$2500 for new pilings, and \$1200 for the stain and sealing. She feels we are in good shape for future repairs with the exception of the dams, since that is an unknown. She reported that she adds \$20,000 or more to the reserves every year. The total amount in the reserves at this moment is \$151,000. She explains that even if \$5000 is reserved for a line item and the line item costs \$10,000 it's OK because the reserves are a rotating pot. She asks that after looking at the proposed budget, if you see something that is missing please let her know. She can then add it to the budget. It was suggested that the reserves could be put in a CD to help it grow. Jeanne stated that she has never done that before. The going rate at this time is 4 percent and at the bank it is 1 percent. Jeanne felt that \$100,000 could be put into a CD but taxes will be paid on that. The proposed budget was approved. It was asked how much money do we have to get us thru the rest of this year and Jeanne confirmed that it is \$40,000.

Maintenance & Amenities: John Barr advised that the dock was replaced last year and 4 new posts were replaced this year. Other repairs are as follows: the docks were pressure washed and resealed, the parking lot stanchions were falling over and he reset those, the community paddle boat was repaired along with the fence by the guardhouse, he installed new kick panels on the clubhouse doors because the doors were starting to warp, and he repaired a pothole on Redhead Court. He is asking for the community's help with reporting maintenance needs. On the website there is a new email address: mallardbaymaintenance@gmail.com. Please use this email to report repairs or potential problems that need addressing.

Debby Tupper asked that if you would like to volunteer to monitor a common area in Mallard Bay, please let Debby know. This helps keep more eyes on the community for safety and maintenance. She reported that she has been working on the RV lot for awhile now. Registration will not be mailed out, it will be emailed to you and it will also be on the website. If you have a boat and you would like to keep it at the RV lot, fill out the registration form because there are spaces available. The amenities committee is trying to make sure there is equipment available at the pickleball courts. If you notice something is missing please let Debby know through the maintenance website mentioned above. As a reminder, please don't have wheeled items on the pickleball courts since it will damage the recently installed surface.

Landscaping: Debby Tupper reported that Lynne Cerar maintained the plants at the clubhouse, the pool, and the entrance this summer. She had help from Steve and Roberta Jones, but she does not want to be the lead anymore. So anyone that is interested to head up this committee please let the board know.

The lower lake has taken on a yellow color and there was some concern. A sample was taken and it has been found to be Humped Bladderwort. It is a native plant, but it can take over. Debby talked to the folks at the extension service and she has researched 3 ways to manage it. It can be physically pulled out, treated with herbicides, or the pond can be stocked with Carp. The community paddle boat somehow went from Flyway Lake down to Eagle Lake and has now been brought back. Unfortunately, the Bladderwort does spread so we hope it will not appear at Flyway lake. But, she noted the birds also carry it with them from lake to lake, so we will keep an eye on it. It was asked by a community member if we can spray for Phragmites again. She responded that it would need to be pulled out physically since spraying is a danger to wildlife. Phragmites looks like bamboo with a fern appearance. It is very invasive.

Property Manager: Brant Hayes reported that the pool maintenance is his primary concern. The opening of the pool started off slow, eliminating algae and getting the pool in shape. There was a lot of help. There were four techs who worked on the pool on alternating weeks

administering the chemicals. There is a new cleaning robot which has done an excellent job. There was a lot of leaves and a lot of acorns. Bill Tolbert has done a wonderful job repairing the locks on the shed in the pool area. It was noted that the pool is closed to residents at this time, but has not been physically closed. So anyone who can help with this would greatly be appreciated. A time and date will be chosen soon. Brant thanked all who have helped him to get the job done.

Architectural Review Committee: Bill Bracker advised that he is a new member joining Bill Tolbert, Gary Yordy, and Paul Malloy. Bill Schreier is the chairman of the committee. As you know Mallard Bay is such a nice community because there is a fairly extensive list of covenants, and bylaws and rules that keep things looking nice. It's the boards responsibility to the home owners to enforce these covenants and he feels that the ARC members are the foot soldiers. If you want to take a tree down, put a shed on your property, if you have a lot and you start to build, the ARC has a responsibility to the board to review what you're doing so that it looks nice and in conformance with the covenants. He noted that phone numbers are on the rosters, and some phone numbers are available for texting, we are there to help the board. Feel free to call us if you have any questions, we are here to serve.

Social Committee: Carol Bracker noted that Bill Bracker, Lori and Bill Tolbert, and Bill and Sharon Schreier are part of the committee. They try to do what they can to bring the community together for friendship and support. We have social activities as much as we can. We have had 3 picnics this year and our next activity will be Sunset on the Rivah October 25th from 5:30-7:30. In December we are planning a potluck brunch and a cookie exchange. More details to follow. If there is anything you would like to see planned by the social community, please don't hesitate to ask. We would also love to see some of you join the committee if you feel so inclined. The cushioned chairs in the clubhouse were donated by the social committee. They started with 12 chairs to see how they hold up with more to come. The chairs were paid for by the social committee which is funded through donations.

John Barr mentioned that this Friday there will be a "Cigar Night at the Fire pit" at 6:30pm. Bring a chair, and enjoy the evening with a warm fire.

Reports

Extra Mile Award: Larry Tupper reported that every year an award is given to someone in the community that has done a lot for Mallard Bay. John Barr got the award last year but this year he has done so much that again he gets the award. The award reads: We so enjoyed showing our gratitude to John with last years Extra Mile Award that we decided to do it again. Larry said that no one could be more deserving. A list of things that John did for the community this year are as follows: pressure washing the the docks, staining the docks, the same for the clubhouse deck and steps, organizing repairs for the pilings on the main dock, repairing the community paddle board boat, fixing the railing around the pickleball court, cleaning debris from the drain in the two ponds, filling the pothole on Redhead Court, erecting a sign at the boat ramp, and putting an email address on our website so anyone can report maintenance issues. A round of applause was given to John Barr.

Generous Donation: Larry Tupper showed the community the piece of art work that has been donated by Anthony Ruiz to Mallard Bay which will be hung over the fireplace in the Clubhouse. Since it is stained glass, lights have been ordered to go behind it and John Barr will install them.

The ballot results for the board elections are as follows: Karen Breslin, Todd Dempsey, and Jeanne Widenmyer have been elected to serve on the board for the next two years. Susan Mahon, Scott Beers and Ben Packett continue as members for one more year.

Boats in Driveways: Larry reported that we have been dealing with the question of boats in driveways for a long time. There have been plenty of suggestions to try to remedy the issue. Some would like to change the covenant and some would like to clarify “screening” of boats in driveways. It was decided to not change the covenants, but to let the ARC make a decision on what is questionable for screening. Susan Mahon advises that the entire ARC board, the board members, and volunteer committee met to try to come together on this issue. They took in to consideration all the comments that people wrote. It was decided that rather than change the covenants the ARC will work as a group to clarify things in their guidelines.

Dams: Larry Tupper reported that the engineer, Robert Cooper, who is helping with the certification of the dams did his inspections on both dams. Flyway Dam is part of the upper lake and Eagle Dam part of the lower lake. The cost is \$3800 for the inspections and the paperwork that needs to be completed and filed with the state. He stated that we are hoping that the report is good and everything will go smoothly. The next step, if the state agrees with his inspections, and we get conditional certification, is a dam inundation study for both dams. Our engineer will do that at an additional cost. It will be approximately \$20,000 per dam. He reported that it must be done to stay in compliance with the state by receiving an official certification of the dams. Another expense is fixing the pipe that is broken at the lower dam. There is a possibility of qualifying for a rebate from the state and Larry will look into that. The rebate would be for 50 percent of the cost of the work done, but that could change. Debbie Evans suggested that there are grants available that are local, environmental, and regional that could be looked into. Larry will continue to head this up even though he will not be on the board. An annual report on the dams should have been filed every year by the Mallard Bay Board to the Department of Conservation and Recreation. It was not done and the state is working with us in good faith. A conditional certification we now know only lasts 2 years so it is important to follow up on this and get it completed. Since the lakes and ponds are all interconnected it is very important to complete this. The lakes and ponds are also considered dry fire hydrants in case of fires. Jeanne Widenmyer said a safety check was completed this year by the fire department. Bryan Gillions, a community member who attended the meeting volunteered to help Larry with the dams since he has previous experience with this. He feels that it is very likely that plans for the dams were not submitted to the state due to the history of the development and its many developers. He feels the planning was done through agricultural planning as opposed to city planning. The original set of plans for the dams can not be located at this time. Unfortunately, our engineer who did work concerning the dams 5 years ago did not file the report with the state. Thus, they have no record of any work being done from that time. Currently, a preliminary report has been done by our engineer but the final report is not completed yet.

Misc: Jeanne Widenmyer advised that water aerobics takes place at 8am most mornings at the pool. The water is always crystal clear, clean, and free of leaves thanks to Brant Hays. A collection was taken up and presented to him. There was a round of applause for Brant's hard work.

It was asked that the community sign at the front entrance be cleaned up and professionally done. Due to the high bushes, it is hard to see the Mallard Bay sign. That will be looked into.

Susan Mahon, who is secretary advised that she has been sick with several different things this year and is behind on typing up and posting the HOA minutes. She apologizes and is working hard to have them done and published soon.

Closing Comments: Larry Tupper thanked everyone for coming to the meeting with their great suggestion, and opinions.

There were no other comments and the meeting was adjourned at 2:12pm.

Submitted by:

Barb Bromley, HOA member