Mallard Bay Property Owners Association
Minutes of Meeting of the Board of Directors, October 06, 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:

ARC: Bill Bracker
Social Committee: Carol & Bill Bracker
Amenities: Debby Tupper
Maintenance: John Barr

Community Residents:

Lisa Wright
Amanda Holt
Theron Holt
Patrick Murphy

Opening Comments:

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

Board Member Reports/Comments:

- President, Scott Beers had nothing to report.
- VP, Todd Dempsey reported that while he was having his chimney cleaned and inspected he had the clubhouse chimney inspected. The clubhouse chimney is clean and while there are a few external cracks in the mortar that can be sealed it should be okay for another 3-5 years.
- Secretary, Karen Breslin presented that perhaps residents would like to record (optionally) an "In Case of Emergency" contact along with their annual information to be recorded in the same database. This was positively received and will become available at a later date. Ms. Breslin also questioned why there have been 2 monthly charges each month for awhile for the grass upkeep while the contract only states every 3 weeks and was informed that it was dependent on growth and at contractor discretion as to when it had to be cut.
- Treasurer, Jeanne Widenmyer informed all that Primis Bank was going to start charging $3 for all mailed statements and she will therefore begin receiving the Association statements electronically.
  Verizon is suggesting that we update our phone system based on the current problems we are encountering. Some of these issues may be due to flooding of the phone box which can generate random 911 calls. Brian Gillions will research whether we are required by law (local or otherwise) or our insurance to have a phone available in the pool and clubhouse areas. This may determine what direction the Board decides to take to rectify the situation.
- Board Member, John Barr informed all that the contract to have the community owned cul-de-sacs resurfaced has been signed and the work will be done either later in October or may have to wait for spring depending on the weather conditions conducive to the project.
- Board Member, Brian Gillions had nothing to report.

Clubhouse Report – Jeanne Widenmyer, on behalf of Debbie Evans, reported all was well at this time. John Barr added that a dehumidifier will be installed in the spring to early summer to help with the summer humidity.

Web Report – Jeanne Widenmyer, on behalf of Debbie Evans, reported that it was announced on the web site that the pool has been closed for the season. Although the pool is closed it is not yet covered as we wait for the replacement cover to arrive.

Property Report – Jeanne Widenmyer, on behalf of Brant Hays, reported that he will continue to clean the pool until it is covered and will clear the sport courts of leaves once it is dry.

Dock Report – There have been 4-5 applications for dock slips for the 2027 season of which most had included their insurance information. Those that did not will be contacted by the Dock Master.

ARC Report – Bill Bracker reported that John Barr had applied to have a tree removed that was a threat to his home and the application was approved.

Landscape – The azaleas waiting to be cut back will be done after the first frost to minimize the stress to them. The 2 dead hemlocks at the community entry have been removed. Whether they will be replaced will be determined at a later date.

Social Committee – Carol Bracker informed the group that the social committee will provide coffee, tea and cider for the annual meeting. October 24th has been scheduled for a sharing of hor d'oeuvres and the December event will be a luncheon and cookie exchange.

Amenities – Debby Tupper informed those present that she is still reviewing the RV lot rules and will present any recommended changes to the registration form later. Amongst the changes may be to modify or amend the reference to "spaces will be assigned" as we have no method of doing that at this time. She is also considering whether we should continue with the annual form or if we could transition to an annual update only.

Debbie Tupper found a replacement PVC soccer net online to replace our deteriorating one for $110. All agreed we should proceed with this purchase at this time.

The tennis court tiles have arrived. Some tiles arrived damaged but VersaCourt was informed and they will replace any broken tiles at no charge. John Barr and Debby Tupper marked off the perimeter of the court so the tiles can be installed. The Board and any volunteers will begin installing the court on or around October 15th.

Maintenance - John Barr reported the following**:**

- The fan installation and electrical work at the pump house is complete.
- Most of the parking lot posts have had supports installed and we will monitor how that fares.
- The filter(s) have been changed in the clubhouse.
- He requested installing wire shelving and other items to clean up and organize the guard shack which was approved.
- He discussed the installation of gates at the sport courts to more efficiently accommodate leaf and debris removal.
- Based on cost and current spending requirements he will delay the sealing of the clubhouse deck and dock until the spring.
- Since no water is available to pressure wash the community fencing, he will spray with bleach to remove the stains.

- He questioned what the hole at the entry with the safety cone was. Nobody knew. Brian Gillions offered to take a look and try to figure it out. Depending on what is discovered we may move the community sign over this area so the cone can be removed.

General Business

- Various Board members are still waiting for bids to trim limbs throughout the community as well as clearing around the dams and lakes.
- Since no volunteers stepped forward to take on the monthly mowing of the RV lot, Bay Cutters has offered to do this at a monthly cost of $75. Unless a volunteer steps forward this will be incorporated into their contract for 2027.
- Bay Cutters will contact the owners of the 7 unimproved lots that require mowing to offer services to them. Todd Dempsey moved for the Association to mow and maintain only grounds owned by the Association and within the requirements of the existing Association Rules, Covenants and Guidelines. On John Barr's second the motion was unanimously approved.
- The community Reserves funding was discussed and Brian Gillions offered to put a second set of eyes on the results of the review and study previously done by various Board members. It is essential to the Board that we are completely in compliance with all regulations and the long-term integrity of this community. Brian Gillions recommended that the Reserves should not consider any government grant opportunities in their calculations but should include maintenance and repairs for the dams. It was decided that Brian Gillions would head a Reserves Committee and Todd Dempsey along with Karen Breslin offered to also work on that committee. There is concern that dues may have to increase in order to support all of our requirements.
- There is a water leak somewhere within the pool that thus far has not been able to be located. JDO Pools & Spas has been contracted to determine where the leak is located.
- As a member of both the Board and the Dam Group, Todd Dempsey proposed that we move forward with the required survey for the dams at a cost of $6,500 followed by the inundation studies which might only end up occurring in the new year. All extensions will be applied for and our Grant application from this year will automatically become part of the 2027 applications. Only after some of this work is done will any necessary repairs and associated cost be able to be determined, but we already know some repair work will be needed. Todd Dempsey presented a proposed Motion which was thereafter put forth by Brian Gillions, seconded by John Barr and unanimously approved. The Motion being:
    - The Association accepts the Engineer's September 2, 2026 proposals on Eagle and Flyway Lakes, engages the survey and proceeds to complete the studies at the Association's expense. The Dam Group will work with the Engineer, Surveyor and State agencies to continue to meet the 2027 grant proposal guidelines (not yet published) continuing the Association's pursuit of 2027 grant cycle funding while requesting appropriate extensions on the State's stated timelines.
- The Board unanimously approved the recommendation to award the annual "Extra Mile Award" to be announced at the 2026 Association Annual Meeting to be held October 17 2026 at 1:00pm.

There being no further business to discuss a Motion was put forth by Karen Breslin, seconded by Todd Dempsey and unanimously approved to adjourn the meeting.

Submitted by
Karen Breslin, Secretary MBPOA