

**Mallard Bay Property Owners Association Minutes:  
Meeting of Board of Directors  
Tuesday, September 9, 2025**

The meeting was called to order, at 6:30pm, in the Mallard Bay Clubhouse by MBPOA Board Vice President, Larry Tupper.

**Opening Comments:**

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

**Board Members Present:**

Larry Tupper, Vice President  
Susan Barr, Secretary

Jeanne Widenmyer, Treasurer  
Barbara Bromley, Board Member (by phone)

**Absent Board Members:**

Scott Beers, President

Ben Packett, Board Member

**Residents Present:**

Bill & Carol Bracker  
Karen Breslin

Debby Tupper  
John Barr

**Board Member Reports:**

Larry Tupper, Vice President

- E-mail received regarding a homeowner's 2 dogs being attacked by a larger dog. This is not the first time that this dog has been on her property and off leash. Mr. Tupper said that he would discuss with Mr. Beers. The owner of the larger dog would be contacted regarding this as both a safety issue and rule compliance for our community.
- Dams - We are still awaiting hearing from the Engineer. I will reach out if I do not hear from him soon. Several people commented on the great job Larry Tupper has been doing dealing with the dams.

Susan Barr, Secretary

- August Minutes will be submitted for approval and posting.

Jeanne Widenmyer, Treasurer and MBPOA Registered Agent

- We have two lot owners with outstanding dues. One who has not paid at all and one just owes the late payment and one month interest.
- A mailing will be going out shortly. I will need the President's letter from Scott Beers. Clarification for boat and RV lot forms will be needed before mailing goes out. Possibly a box on the boat form saying that the Dockmaster will review the insurance and dollar amount on policy to confirm the proper amount. Debby Tupper suggested that the RV form be revised and emailed out to current users and then posted on the website for any others that are interested.
- Do we have candidates for the board? Several have expressed an interest. We will need some names by next Friday for the mailing.

Barb Bromley, Board Member

- No report

### **Property Reports:**

Pool: Jeanne - Sand for the filter is past due being changed. We are recommending switching to a "glass" filter. It is a little more in price but lasts a great deal longer. This type will also filter much better making out water even more clean. It is recommended by Paul that we delay switching until next season. We have the money already in the budget for this.

Clubhouse Manager - Debbie Evans - no report, all good with Clubhouse

Webmaster - Debbie Evans - no report

Property Manager - Brant Hays called - leaves will be blown off pickleball court tomorrow

Dock Master - Allen Garland - no report

### **Committee and Support Personnel Present/Reports:**

**Architectural Committee:** Bill Schrier (not present) Mr. Bracker ( member) One request from Mr. Keith Lilienfeld was approved by the ARC. A very large branch came down from their oak tree and they requested to remove the remaining tree. The ARC is realizing that the trees here are very large and encroaching on homes so we are very reasonable in granting tree removal.

**Landscape Committee:** Debbie Evans has put out to the community on the website to ask for additional members. Lynne has scheduled a trimming for the 20th.

**Amenities Committee member:** Debby Tupper - Paddleboat will be moved.

**Social Committee:** Bill & Carol Bracker - Sun. Aug 31st - It was a Luau, Pulled Pork Sandwiches were a big hit! We had about 37 people attend. The next event is September 27th, Sunset on the River. The social committee will be purchasing 8 padded folding chairs with our discretionary funds.

**Maintenance:** John Barr -

- New speed limit signs are posted - TY to Charlie Gross for providing them!!!
- Post in parking lot that got knocked down is back up and secured
- Kickplates on the Clubhouse doors are done and sealed.
- Fence parts on basketball courts will be repaired. Please refrain from jumping on fences.
- Debby Tupper and I will be rolling Amenities into the Maintenance. These two areas often are one job so what I have done is create a new email address that can be posted. The program will be "See something, Say something!" The email is [mallardbaymaintenance@gmail.com](mailto:mallardbaymaintenance@gmail.com). Basically I am hoping that Deb Evans can put this on the website so that no matter what it is...anyone can just send me a quick email and I can either fix it myself or get it to the correct person to have it addressed. With the entire community involved we can help get things done! There are several people that have volunteered to help me out.
- Larger jobs may need to be farmed out.

### **Discussion Items:**

John Barr: Can we explore the possibility of Zoom meetings again? Several people agreed that they thought this might be possible. Privacy might be an issue for some individuals.

With no additional comments, Susan Barr made a motion to adjourn, seconded by Jeanne Widenmyer, All in favor, Aye.

The meeting adjourned at 7:35 pm.

Our next regular meeting of the Mallard Bay Board of Directors will be Tuesday, October 7, 2025, at 6:30 pm.

Respectfully submitted by: \_\_\_\_\_  
Susan Barr, Secretary

\***Open Comments** are not necessarily the personal opinions of the MB board members and not reflective of the Mallard Bay Property Owners Association.