

**Mallard Bay Property Owners Association Minutes:  
Meeting of Board of Directors  
Tuesday, July 1, 2025**

**\*\*\*Note:** Attachments to this report are available to all MBPOA property owners from the Secretary, MBPOA Board of Directors

**\*\*\*Send your request by email to:** [Jsm328@aol.com](mailto:Jsm328@aol.com) - Address subject line: **"MBPOA Minutes Attachment Request"**

**\*\*\*email responses will be sent out following that month's posting of the board minutes on our website**

The meeting was called to order, at 6:30pm, in the Mallard Bay Clubhouse by MBPOA President Scott Beers.

**Opening Comments:**

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

**Board Members Present:**

Scott Beers, President  
Jeanne Widenmyer, Treasurer  
Barbara Bromley, Board Member

Larry Tupper, Vice President  
Susan Barr, Secretary

**Board Members Absent:**

Ben Packett, Board Member

**Property Owners Present:**

Debby Tupper  
Carol Bracker  
Blaine Swank  
Charlie Gross

Debbie Evans  
Brant Hays  
Karen Breslin  
Cathy Gross

**Board Member Reports:**

Scott Beers, President

- Yearly Trimming: I would like to address this as we have a quote. (discussed during Dam Report below)
- ARC Rules/process: Mr. Beers led an open discussion on the rules and processes that are to be followed by the ARC. He reminded the members present that the rules and processes must be followed precisely, regardless of past practice. Homeowners should be contacted directly with any issues. If there are any questions from anyone, including homeowners, please contact the Board directly.

Larry Tupper, Vice President

- Dam Project - Further clearing is necessary to make a better evaluation of the area by the engineer that we have been conversing with. We would need to have the area cleared on a continuous basis. Mr. Beers reviewed the areas that he had already gotten a quote for. The price was quite reasonable for all that was included in it. He suggested getting the necessary work for the dam done with the same company. Mr. Beers, Mr. Barr and Mr. Tupper will meet in the morning to go over all the areas that the engineer recommended. Debbie Evans mentioned another area for them to check that is a common area at the end of Pintail. Jeanne Widenmyer moved to accept the current estimate (\$2600), this was seconded by Barbara Bromley. Mr. Beers would find out how much the additional work would cost.

Susan Barr, Secretary

- Minutes for June were submitted for review, revised, approved and posted
- Final Tally completed for boat/parking issue (See under discussion items below)
- I wrote up a letter on June 16th, sent it to the board for approval and it was emailed to the community regarding the "junk\*" in the lake that was brought to our attention by Lynne Cerar. \*possibly construction and/or landscape materials?

Jeanne Widenmyer, Treasurer and MBPOA Registered Agent

- We have 2 lot owners with outstanding dues. They have each had a lien filed on their property.

Barb Bromley, Board Member

- No report

### **Property Reports:**

Clubhouse Manager - Debbie Evans - no issues, only 5 requests this month

Webmaster - Debbie Evans - website got many compliments/views, would love others to submit recipes from our gatherings

Property Manager - Brant Hayes - one of the tables in clubhouse is a bit crooked, he will show it to Ms. Evans, pool - after big windstorm/rain thank you for help maintaining pool, also those that helped take the tarp off the pool, clean up - picking up large and small branches, Thank you to Bill and Lori Tolbert who helped out while Mr. Hayes was on a Mission Trip and also Blaine Swank and Paul Malloy for his help

Dock Master - Allen Garland - no report

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

Architectural Committee: Bill Schrier (not present) Mr. Bracker - no report

Mrs. Widenmyer reported that she obtained new LPZ maps - she will have these in her possession in case anyone needs to view them

Landscape Committee member: Lynne Cerar - a member of the committee (not present) Ms. Widenmyer got an email from Lynne the pots she got are too big so she will continue to look for others.

Amenities Committee member: Debby Tupper - Focusing on the boat lot, please remember to follow the lot rules

Social Committee: Bill & Carol Bracker - July 5th Social will be Fried Chicken and Cooler Corn! Let's Get Social! Bring your Guests!

Maintenance Committee: John Barr - playground climbing rope is missing, trying to reach George Pierce, gravel around basketball court, faucet was broken - Phil was here and had to dig down to fix it. He did a great job. The tennis court - I've sprayed it a few times but it has been raining so much. It needs to be powerwashed. Mr. Barr is going to contact Aqua to see if they can put in a faucet at the pumphouse? Otherwise, he may need to contact a private company for powerwashing. Once cleaned Mr. Barr has a filler that he would like to try on the cracks. It is made for tennis courts. The rear court is less cracked and more level so I would like to try that one first. Docks - Mr. Barr explained that there were certain spots that were slightly "white" and "sticky". This was due to some of the boards being slightly damp from all of the rain that we have had. With the sun beginning to come out it will hopefully dry out quickly. Mr. Barr also tried cleaning out the gutters and drains of the clubhouse as much as he could. There is not only a screen covering but a foam type filler that was so dirty that the water wasn't draining properly. Dock ladders now have new clamps for the ladders. Kickplates have been started on the doors.

### **Discussion Items:**

- A review of the Final tally regarding the email to the community was given by both Ms. Widenmyer and Mrs. Barr. The final tally was determined following June 20th's deadline. Mrs. Barr's and Mrs. Widenmyer's numbers corresponded correctly by including the # of lots owned. Based on the tally of the community responses the boat parking issue will be revisited and presented to the community for a vote.

Votes Received: 30 Yes 21 No

The next step would be to have a meeting with the Board, the ARC, and the 2 community committee members to define the rule.

- Pool Chemicals - Mr. Beers asked a few questions about the pool chemicals and signage, etc. Mrs. Tupper resurrected the “pool is closed for maintenance” sign to help clarify for all. Mr. Hayes said there are 2 pool closed signs so he can use one for the upper staircase gate.
- Firewise Committee - Firewise Program - Still awaiting further instructions from Heather Rosser. An email was sent to Heather but has not been answered as of yet.

Open Comments:

- Debbie Evans requested that an agenda be sent out earlier
- Mr. Hayes said that he has tools if any homeowner has any need of anything

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

The meeting adjourned at 7:45 pm.

Our next regular meeting of the Mallard Bay Board of Directors will be Tuesday, August 19, 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.