

**MALLARD BAY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING
FEBRUARY 9, 2009**

Meeting was called to order by President Barry Kean at 7:35 p.m.

Present: Barry Kean, Jeanne Widenmyer, Jane Locke, Brenda Johnson, Art Kilpatrick, Carol Poundstone, Carl Wigginton, Harold Baldwin, and Dolf Wais.

J. Widenmyer moved that Carol Poundstone fill the position vacated by S. McKinney. Seconded C. Wigginton. Motion passed unanimously.

C. Wigginton reported his findings regarding the two lots on either side of the entrance to Mallard Bay. J. Widenmyer moved that B. Kean and C. Wigginton approach the owner of said property regarding possible acquisition/conservation easement in order to prevent the land from being developed in a manner not in the best interests of the community; seconded J. Locke. Motion passed. (This has been discussed for a number of years.)

January 15, 2009 Minutes (Jane Locke). Motion to accept J. Widenmyer; seconded B. Johnson. Minutes accepted.

Treasurer's report (Jeanne Widenmyer). Written and attached. Motion to accept B. Johnson; seconded C. Wigginton. Report accepted.

Property Manager's Report (Dolf Wais). Report written and attached. The outdoor parking and drive lights at club house have failed due to broken wires. Recommend junction boxes, which are underground and have been filled with water and dirt, be dug up adding conduit and make connection above ground in junction boxes. Board agreed this should be done. Repairs were made in lady's bathroom. H. Fowler cut down and removed two dead trees in club house parking area. There are two more in need of removal. Also, a large dead tree on club house/Hunt property line needs to come down. Hunt's are afraid with high wind season approaching, the tree could cause damage to either their house or club house. Board agreed to split cost of taking down tree with the Hunts. D. Wais will coordinate. D. Wais presented a list of goals for 2009:

1. Replace valve seat gasket in pool pump control valves (2).
2. Replace tiles on pool wall.
3. Fix underwater and exterior pump house night lights in pool area.
4. Bring power for receptacles and lighting from marina electrical panel to crabbing pier along with water.
5. Correct wiring to parking and drive lighting. Reinstall two automatic security lights on existing poles. Non automatic lights may be added to parking cul-de-sac area with Board approval.
6. Replace pump timer for pond pump.

7. Replace Quest water piping in club house.

J. Widenmyer moved that D. Wais' 2009 goals be approved; seconded B. Johnson and C. Wigginton. Motion carried.

Architectural Review Committee (Harold Baldwin). Report written and attached.

Social Committee (Carol Henderson). In C. Henderson's absence C. Poundstone reported next Cocktails on the Rivah is February 28th. E-mails went out today.

Landscape Committee (Tisha Hauser). No report.

New Pier Committee (Barry Kean). No report.

MB 20-20 Committee (Gary Lupton). No report. Next meeting will be February 28th.

Old Business

Implementation of approved covenants amendments. After making a few corrections to covenants amendments, B. Kean will record at court house.

Final approval of rules amendments. Discussion and tabled until next meeting after a redraft.

Owner/guest passes. B. Kean designed a guest pass and got a price on a laminating machine and the necessary materials needed for the passes. J. Widenmyer moved that the necessary materials be purchased to produce the guest passes; seconded B. Johnson. Motion passed. Further, it was decided that permanent residents, part time residents, and owners of property who lived locally (but not in Mallard Bay) would each receive two passes. If out of town owners of property wished passes, they could request them.

Seating for crabbing pier. After some discussion regarding the benches for the crabbing pier, it was decided that D. Wais look into building two benches similar in appearance to the one on the T pier.

Oyster Restoration Project. According to the CBF there is no problem with raising oysters at our dock. The oysters raised in condemned areas would be raised for restoration of the bay and not harvesting. These oysters would and could not be eaten, but they would filter and reduce pollutants to help clean the water around our docks. More information will be available on the Mallard Bay website. With the Board's blessing individuals who did not own waterfront property and are interested in this project could use the T for this endeavor.

Other Old Business. Bench project. A quote was received for putting down 7 pads. The Board felt it was more elaborate and thus more expensive than is necessary. Tabled until additional quotes can be obtained.

New Business:

Goose control. Discussion regarding various ways of getting rid of our population of geese. B. Kean will get a quote from Windchazer, a goose hazard management company. The company uses border collies to rid the area of geese. (For more information on this company, see www.windchazer.com.)

Community Disaster Plan. J. Widenmyer moved that implementation of a community disaster plan be added to the 2009 Goals; seconded B. Johnson. Motion passed.

Motion to adjourn J. Widenmyer; seconded J. Locke. Meeting adjourned 9:20 p.m.

Respectfully submitted,

Jane Locke, Secretary

Next meeting of the Board Monday, March 9th at 7:30 p.m. at the club house. All are welcome.