

**MALLARD BAY PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
APRIL 13, 2009**

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

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

Open Comment Period - No comments.

February 9, 2009 Minutes (Jane Locke). Motion to accept J. Widenmyer, seconded A. Kilpatrick. Minutes accepted.

Treasurer's reports for months ended 2/28/2009 and 3/31/2009 given and attached. (Jeanne Widenmyer) Motion to accept J. Locke, seconded Carol Poundstone. Report accepted.

Property Manager's Report (Dolf Wais). Report written and discussed. Leaves and trash cleaned up at clubhouse tennis court, parking areas, driveway and ditches. Upper tennis court will be cleaned as soon as leaves dry out. Lights and motion sensor on clubhouse front porch replaced along with those failed on back deck. Pole light at clubhouse has been repaired. Dead tree between the Hunt and clubhouse properties has been cut down. Bids have been received to (1) replace Qwest water piping in club house and (2) to bring electric and water to crabbing pier. Areas around clubhouse have been mulched.

Dockmaster's Report (Dolf Wais). Water has been turned on at dock. Slip #1 may be spoken for leaving one slip, #15, still empty.

After a brief discussion, J. Widenmyer moved that the proposal submitted by Herb Fowler to bring water and electric to the crabbing pier for \$950.00 be awarded. Seconded by S. McGuire. Motion passed.

J. Widenmyer also moved that the proposal submitted by Herb Fowler to install new supply plumbing in clubhouse for \$600.00 be awarded. Seconded by S. McGuire and C. Poundstone. Motion passed.

Architectural Review Committee (Harold Baldwin). Presently there are 3 homes under construction. VDOT has requested that a sign be erected at community entrance indicating that Mallard Bay is a golf cart community. A sign will probably be added to the one that is already at the entrance. The DVD/VCR player at the clubhouse finally gave out. Requested that the Association purchase a new one. It was decided to first post a request for one on the website in the event someone has an extra one they would be willing to donate.

Social Committee (Carol Henderson). Reported that the February Cocktails on the Rivah had 16 participants and March's had 12. The next Cocktails on the Rivah will be April 25th at 5:30 p.m. Dates for the summer picnics are as follows: Memorial Day-May 24th, July 4th- July 4th, Labor Day-September 6th. Cocktails on the Rivah will resume September 26th.

Landscape Committee (Tisha Hauser). No report.

New Pier Committee (Barry Kean). No report.

20-20 Committee (Gary Lupton). Committee Notes for January 10th and February 29th meetings attached. Discussion of various 20-20 Committee recommendations.

- a. Handicap ramp at clubhouse. It will be put out for bid.
- b. Discussed the need for additional parking at clubhouse. D. Wais will look into exactly where drain fields opposite clubhouse are located. After which, if it is feasible, will get a quote from Lester regarding grading and putting in additional parking area.
- c. Discussed seating on crabbing pier. It was decided that an existing picnic table be put on crabbing pier. If this is utilized, will look into purchasing one specifically for the pier.
- d. Goose problem. The proposal from Windchazer, a goose hazard management company, was much too expensive. S. McGuire will donate a plastic alligator head, which is advertised to keep away geese, and it will be placed in one of the ponds to see if this has any effect. A straw poll will be taken in the fall regarding the goose problem to see what the general consensus is about the problem and how much we should spend on it.
- e. Sodium content of drinking water which can be a health hazard for some people. J. Locke moved that for \$35 we have the water tested for its sodium content. Seconded J. Widenmyer. Motion passed (Although there is nothing the community as a whole can do to remedy high sodium in the water, it will alert individual home owners of the problem. If it is a problem for them they as individuals can do something at their house.)

Old Business

The approved covenant amendments were recorded at the Courthouse on 2/11/2009.

S. McGuire moved that the new Mallard Bay rules and regulations be approved. Seconded C. Wigginton. Motion passed. (They will be posted on the website and included in the spring mailing.)

Owner/guest passes. B. Kean has completed the passes. They will be sent out in the spring mailing.

Goose control - Discussed earlier.

Bench donation project. It was decided that the project should proceed ahead without pads.

Seating for crabbing pier. Discussed earlier.

Oyster Restoration Project. Since P. Murphy was unable to attend meeting will put on agenda for the May or June meeting. In the meantime, information regarding the restoration project is posted on the website.

New Business:

Clubhouse utilization. Discussed various ways the community could make more use of the clubhouse.

Spring newsletter. Decided not to send out newsletter in the Spring. Will, however, send out passes with an explanation of their use and a copy of the new rules and regulations. We will get down to one mailing a year in the fall before the annual meeting and use the website to disseminate information.

It was agreed that next month's meeting be changed to the first Monday, May 4th.

Motion to adjourn J. Widenmyer. Seconded J. Locke. Meeting adjourned at 9:11 p.m.

Respectfully submitted

Jane Locke, Secretary

Next meeting May 4th at the clubhouse at 7:30 p.m. Everyone is welcome.