

**MALLARD BAY PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
JUNE 8, 2009**

Meeting was called to order by President Barry Kean at 7:30 p.m.

Present: Barry Kean, Scott McGuire, Jeanne Widenmyer, Brenda Johnson, Carol Poundstone, Carl Wigginton, Harold Baldwin, Trish Hauser, and Dolf Wais.

Open Comment Period - No comments.

May 4, 2009 Minutes (Jane Locke). Motion to accept J. Widenmyer, seconded B. Johnson. Minutes accepted.

Treasurer's Report (Jeanne Widenmyer) given and attached. Motion to accept C. Wigginton, seconded S. McGuire. Report accepted.

Property Manager's Report (Dolf Wais). Report attached. There is still a problem with air getting into pool circulating system. Trying to find problem. Tennis courts have been cleaned up. Mentioned again the need for more gravel added to the first 150 to 200 feet of club house drive. H. Fowler not interested in bidding on wheel chair ramp to club house; will ask D. Korman for a bid. Discussion as to whether or not this should be a community project. Old picnic table moved to crabbing pier after refurbishing with help of S. McGuire.

Dockmaster's Report (Dolf Wais). Report attached. Reattached stringer on pier at 'T' head of pier. All slips have been rented for the 2009 season and a waiting list will be started. H. Fowler will begin trenching work to bring water and electric to crabbing pier in next 2 weeks. Replacement of Quest piping in club house will begin later this year.

Architectural Review Committee (Harold Baldwin). No report.

Social Committee (Carol Henderson). C. Poundstone reported that 35 people attended the Memorial Day picnic. Reminder of July 4th community picnic and Casino night planned for September's 'Cocktails by the Rivah'. Also discussing the possibility of a mystery night in January.

Landscape Committee (Tisha Hauser). Planters around pool and club house have been planted (one new planter). Needs volunteers for weeding and will post the need on website. Tisha will be resigning in December.

New Pier Committee (Barry Kean). No report.

MB 20-20 Committee (Gary Lupton). No report.

Old Business:

Bench donation project. B. Kean will order benches. At present there are 6 people who wish to place a bench in Mallard Bay at the sites approved by the ARC. Checks should be made out to MBPOA and sent to J. Widenmyer. Order will not be placed until at least 5 checks have been received. (Delivery will be free of charge if at least 5 benches have been ordered.)

Community disaster plan. S. McKinney is working on a disaster plan which he will present at the July Board of Directors' meeting.

Land acquisition. B. Kean will talk to owners.

Golf cart sign at entrance. S. McGuire moved that we attach a banner costing \$40 under the Mallard Bay sign at entrance that will say "Golf Carts in Use", seconded J. Widenmyer. Motion passed.

New Business:

Covenant violations: B. Kean will talk with property owners regarding jet ski and landscape equipment parked on lots that are visible from the street.

Nominating committee: Several names were suggested for the nominating committee. B. Kean will call individuals.

Other new business: S. McGuire would like to invite a golf cart dealer to Mallard Bay. T. Hauser mentioned that a dealer will be at the Farmer's market. T. Hauser reported excessive standing water in the bathroom due to swimmers use. Discussion of various solutions.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Brenda Johnson, Acting Secretary

Next meeting July 13th at 7:30 p.m at the club house. Everyone is welcome.