

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

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

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

Open Comment Period - No comments

June 8, 2009 Minutes (Jane Locke). Motion to accept, with corrections, J. Widenmyer, seconded C. Wigginton. Minutes accepted.

Treasurer's Report (Jeanne Widenmyer) given and attached. Liens filed on three lots for non-payment of dues. Motion to accept S. McGuire, seconded A. Kilpatrick. Report accepted.

Property Manager's Report (Dolf Wais). Made various repairs in pool and deck area. Still having problems with air infiltration into the pool circulation system. Having a pool technician check out problem. Cleared brush and tall grass in RV park to improve parking availability. Should probably have some trees and branches removed. Met with Glen Lester regarding replacement of stone on driveway in front of clubhouse and marina parking area. Got an estimate of \$573 for 16 tons #68 gravel and equipment to scrape roadway and marina parking area.

S. McGuire moved D. Wais be authorized to contact Glen Lester to go ahead with proposed job for \$573, seconded J. Widenmyer. Motion passed.

Has asked Doug Korman for an estimate on constructing handicapped ramp at clubhouse.

Dockmaster's Report (Dolf Wais). Round-up sprayed to get rid of weeds and poison ivy in marina parking area and around kayak rack and crabbing pier. Water and electric have been brought to the crabbing pier. Gravel will need to be replaced in marina parking area due to trenching for water and electric (included in Glen Lester proposal). Also, will need to replace some mulching on pathway to crabbing pier. D. Wais will work on lighting on crabbing pier and will purchase hose for crabbing pier. Electrical outlet box and receptacle replaced on pier. All slips have been reserved and there is now a waiting list of three people.

Architectural Review Committee (Harold Baldwin) - Three houses have been completed and there are no new starts.

Social Committee (Carol Henderson). About 42 people attended the July 4th community picnic. The next picnic will be September 9th (Labor Day weekend). Social Committee has purchased white

tablecloths for use at the clubhouse - 8 short ones, 2 long ones and 4 round. They will be available for people who use the clubhouse. Individuals using the tablecloths are responsible for laundering them.

Landscape Committee (Tisha Hauser). No report.

New Pier Committee (Barry Kean). No report.

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

Old Business

Bench Donation Project. Six benches have been ordered and hopefully will be in place by this coming Friday.

Golf Cart Sign. It is up. Attached below the sign at entrance.

Web Site Relocation. S. McGuire reported that presently it looks like the switch will take place October 26th and will cost \$6.95 per month. B. Kean hoped it would be possible to have new web site information in time for the fall mailing and annual meeting.

Handicap Access to Clubhouse. Discussed earlier. Still waiting for an estimate.

Additional Parking at Clubhouse - B. Kean received a letter from K. Brooks emphasizing that no parking should be allowed on drain fields. Before going forward we need to determine exactly where the drain fields are located. Hopefully the county will have septic plans in its files.

Community Disaster Plan - Brief presentation by S. McKinney regarding developing a community emergency plan during storms, etc. More to come. Hope to have a presentation at annual meeting.

Land Acquisition - B. Kean with the Board's approval will write letters to owners of land on either side of Mallard Bay Drive at entrance and also land that was recently logged inquiring about the possibility of MBPOA acquiring the land on either side of Mallard Bay Drive and a possible strip of land (50' to 100') along Mallard Bay Properties where recent logging occurred to use as a buffer area and to increase the area of the RV lot and, way in the future, if need be, to have a place to put a community sewage system.

Appointment of Nomination Committee. B. Kean has not contacted people as yet. Will do so.

Other Old Business. C. Poundstone asked if there was still a problem of standing water in the bathrooms due to swimmers not drying off before using them. D. Wais reported there was still a problem. He has left a mop in the bathrooms and signs asking people to clean up

water. Not having much success.

New Business

Covenants violations. Discussed an addition to the rules and regs regarding no parking of vehicles, boats, trailers, etc on common areas except in areas designated by the Association for that purpose and also making changes to the covenants, No. 33, to clarify further what can and cannot be parked on residential lots.

Date of Annual Meeting - Annual Meeting will be October 17, 2009 at 1 p.m. at the clubhouse.

Other New Business:

Discussion of dissatisfaction with Kabellero's recent service. B. Kean received a letter from Betz Landing regarding their dissatisfaction. No conclusions.

Tennis Court Resurfacing. J. Widenmyer talked about the need to resurface the tennis courts. Money has been set aside in the reserves for this purpose - currently \$36,000 for the double court on Canvasback and \$18,000 for the single court by the clubhouse which will probably not be enough to do the job. One possible solution is a system of interlocking tiles that are placed over the old surface. Asked Board members to check out the web site www.versacourt.com.

Motion to adjourn J. Widenmyer, seconded J. Locke. Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Jane Locke, Secretary

Next meeting August 13th at 7:30 p.m. at the clubhouse. As always everyone is welcome.