

**MALLARD BAY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 10, 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, Carl Wigginton, Harold Baldwin, Carol Henderson, and Dolf Wais.

July 13, 2009 Minutes (Jane Locke). Motion to accept J. Widenmyer, seconded S. McGuire. Minutes accepted.

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

Property Manager's Report (Dolf Wais). Walking trails cleared of fallen trees and limbs. A section of safety fence on the Spring Valley trail needs to be replaced. New gravel has been added to club house drive and marina parking lot. Had a technician from Sevarg Pool come out to diagnose air infiltration problem in pool filtration system. He thinks it is a broken line in the skimmer piping most likely under the concrete decking. D. Wais is waiting for a written report and estimate. Any repairs will be made in October after pool is closed. There is also another problem that is allowing sand to get into pool. This is probably due to a broken "lateral" which controls the flow of return water inside the filter tanks. This will need to be replaced. New pool covers have been ordered. Replacement cost is \$4,391.50.

Dockmaster's Report (Dolf Wais). Been working on finding suitable lights for crabbing pier. J. Widenmyer moved that D. Wais purchase and install two lights on crabbing pier, seconded S. McGuire. Motion passed. (There is enough money left in crabbing pier account to cover the purchase and installation of lights.)

Discussion of the poor condition of the crepe myrtles at entrance. This may be due to sprays used in the adjacent field. B. Kean will look into this.

Architectural Review Committee (Harold Baldwin). Nothing to report.

Social Committee (Carol Henderson). Labor Day community picnic scheduled for September 6th at 5:30 p.m at clubhouse and Cocktails by the Rivah which will be a casino night scheduled for September 26th. The Social Committee will be getting word out.

Landscape Committee (Tisha Hauser). No Report.

New Pier Committee (Barry Kean). No report.

MB 20-20 Committee (Gary Lupton). No report. S. McGuire, S. McKinney and D. Wais worked on community disaster plan which was given to the Committee for its input.

Old Business:

Bench Donation Project. Six benches are in place.

Web Site Relocation. Change of web site still suppose to take place October 26th. Theoretically, at first, if someone uses old address will automatically be transferred to new address.

Handicap Access to Clubhouse. Nothing new.

Additional Parking at Clubhouse. Nothing new.

Community Disaster Plan. Mentioned above.

Land Acquisition. B. Kean wrote letters to owners of property. One letter needs to be redirected to proper owner.

Regulation of trailers, commercial vehicles, property left in common areas. J. Widenmyer moved that an addition be made to the Mallard Bay Rules that: "No privately owned vehicles, boats or other private property may be parked, kept or stored on any of the Amenities or Common Areas except in locations designated for that purpose by the Association." In addition, this will be publicized, presented at annual meeting, and will not be enforced until January 1st 2010. Seconded S. McGuire. Motion carried.

Problems with Kaballero Internet. No recent problems.

Tennis Court Resurfacing. J. Widenmyer talked with various people who have installed the versa court system. All seemed to be pleased with it although one person felt it was important to start out with a level base. Discussed first resurfacing the basketball court which would be less expensive and would allow us to see how good a system it is before investing in tennis court resurfacing. D. Wais will measure court and see how level it is. (There is \$1,999.00 in reserves for the basketball surface.)

Other Old Business. None

New Business

Covenants Violations. None mentioned.

Fall Newsletter and Mailing. B. Kean will start on newsletter immediately and would like articles that are to be included asap.

Other New Business. None.

Motion to adjourn J. Widenmyer, seconded J. Locke and A. Kilpatrick. Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Jane Locke, Secretary

Next meeting September 14th at 7:30 p.m. at the clubhouse. As always everyone is welcome.