MALLARD BAY PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
OCTOBER 9, 2008

Meeting was called to order by President Barry Kean at 7:31 p.m.

Present: Barry Kean, Sam McKinney, Jeanne Widenmyer, Jane Locke, Carol Henderson, Dave Marcel, Scott McGuire, Harold Baldwin, Dolf Wais, and Joe Emerson.

Open comment period: No Comments

September 24, 2008 Special Board Meeting Minutes. Motion to accept J. Widenmyer, seconded C. Henderson. Minutes accepted.

September 4, 2008 Minutes (Jane Locke). Motion to accept S. McKinney, seconded S. McGuire. Minutes accepted.

Treasurer's Report (Jeanne Widenmyer). Written and attached. S. McKinney moved that we cease and desist collection of $27.50 on a property in foreclosure, seconded S. McGuire. Motion passed. (The $27.50 is interest assessed on a delinquent 2007 assessment. The delinquent assessment has been paid.) Motion to accept treasurer's report S. McGuire, seconded J. Locke. Report accepted.

Property Manager's Report (Dolf Wais). Written and attached. Fallen trees and branches cut up and removed after latest storm. Pool has been closed and winterized. Need to be thinking about replacing pool cover probably in 2010. Three of the four doors (Clubhouse) and wall panels which were showing signs of de-lamination have been repaired. The fourth will need some additional attention. Some of the brush and weeds cleared in RV lot to get a better idea of available space. A number of leaning trees should probably be removed. Will need to hire someone for this job. Need to identify owners of bob cat, trailer and auger, bush hog and plow.

Dockmaster's Report (Dolf Wais). Written and attached. **Yak-A-Launcher has arrived.** It has been installed. The manufacturer suggests adding a bow line to the kayak's bow and securing to the dock or launcher to prevent the kayak from sliding out of launcher while the passenger is boarding.

Architectural Review Committee (Harold Baldwin). Written and attached. Still has outstanding issue regarding moving shed. H. Baldwin will write letter giving property owner a final deadline after which penalties will be imposed. S. McKinney moved that Ed Hind be appointed to the ARC, seconded J. Widenmyer. Motion passed unanimously.

New Pier Committee (Barry Kean). Again no activity. Since we have vacancies, feel that VMRC with not be sympathetic to a request for expansion

Social Committee (Carol Henderson). Cocktails by the Rivah have been planned for October 25th, November 22nd, and January 24th. January's event will also include a casino night with 3 games–poker, black jack, and roulette. This will be a charity social night and proceeds will be donated to the rescue squad.

Landscape Committee (Tisha Hauser). No report, although pear tree has been planted at entrance to replace the one that died.

20-20 Committee (Gary Lupton). Committee met but no report has been received.

Old Business

Covenants Enforcement (Sam McKinney). No issues.

“Posted” signs (Barry Kean). No hunting signs have been posted, where we had permission to do so, along perimeter that faces Route 642. No signs have been posted on the perimeter between Mallard Bay and Knights Landing.

Bench Donation Proposal. ARC will designate 6 spots for benches. Pads will be installed for the benches at a cost of about $65 each plus labor in conformity with ARC specifications. We hope to have a bench, approved by ARC, picked out before annual meeting. The benches will be donated by interested property owners. It was suggested that individuals who donate a bench also bear the cost of the pad. However, no decision has been made on that.

Tableware for Clubhouse (Social Committee proposal). The Social Committee would like to have tableware, (dinner plates and salad/dessert plates) for use for functions held at the clubhouse. S. McKinney made a motion that the Association make a donation of $50 towards the purchase of tableware, seconded J. Widenmyer. Motion passed unanimously.

Handicap access to the Clubhouse. Since building a wheelchair ramp in the pool area up to the clubhouse deck so as to enter through the rear clubhouse doors, is not feasible, we will have to go back to the original plan of a ramp up to the front porch. Along with other issues, the back doors are not wide enough to accommodate a wheel chair.

Other old business. Discussion regarding the increase in the geese population. Need to find a means of decreasing the number of geese.

New Business

2009 Budget. J. Widenmyer presented the 2009 budget, which is essentially the same as the 2008. The Reserve Fund was also discussed. S. McKinney had a question regarding replacing some of the boards on the pier. This would be treated as an expense rather than monies that should come from the reserve fund, inasmuch as we would not be replacing the whole pier. S. McKinney moved that we accept the 2009 budget, J. Locke seconded. Motion passed unanimously.

Annual Meeting Preparation

- We will meet Saturday morning at 10 a.m. for set up
- Social Committee will arrange for refreshments – punch, coffee, cookies

Preliminary discussion regarding 2009 officers. B. Kean expressed his wish to step down as president.

Motion to adjourn J. Widenmyer, seconded S. McKinney. Meeting adjourned 9:15 p.m.

Respectively submitted

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Jane Locke, Secretary

Annual Meeting October 18, 2008 at 1 p.m. at the Clubhouse.

Next meeting of the Board is November 6, 2008 at the Clubhouse at 7:30 p.m.
Everyone is welcome to attend.