MALLARD BAY PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
DECEMBER 4, 2008

DRAFT

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

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

Open comment period - No Comments

October 9, 2008 Minutes (Jane Locke). Motion to accept revised draft J. Widenmyer, seconded S. McGuire. Minutes accepted.

Treasurer's Report (Jeanne Widenmyer). Written and attached. Motion to accept treasurer's report S. McGuire, seconded B. Johnson. Report accepted.

Property Manager's Report (Dolf Wais). Clubhouse gutters have been cleaned. Leaves have been blown off of deck and pool area, tennis courts, and clubhouse and marina driveways and parking areas. It is necessary to do this several times. If we wait for all leaves to come down, it is too difficult to clean. Pool chemical supplies have been received and with exception of algae control we should have enough for two seasons. Two replacement flow control valve seat gaskets also arrived and they will be installed before the 2009 pool season.

Dockmaster's Report (Dolf Wais). Water to pier has been turned off due to cold weather. If needed and we have a warm spell can be turned back on. Yak-a-Launcher removed, cleaned and reinstalled. This may have to be done monthly to remove algae growth. Sixteen requests for marina slip reservations have been received from 2008 slip holders. This leaves two open slips with one possible candidate for one of the slips if they get a boat. It will be first come first serve for the two remaining slips. A few of the boats have been moved around leaving the unreserved slips #1 and #15 for future reservation or weekend use. J. Widenmyer moved that John Locke's slip rental fee of $270 for 2009 be refunded, S. McGuire seconded. Motion passed.

Architectural Review Committee (Harold Baldwin). A number of projects have been approved including the start of a new house. Recommended that a survey (including topography) of the clubhouse commons area be done to be used for future additions, parking, and also to determine who is the owner of a large dead oak tree next to Lot 49.

Social Committee (Carol Henderson). All dates for 'cocktails on the rivah' and community cookouts have been set for 2009. The casino night planned for January 24th will be postponed, however, there will still be a cocktail party.

Landscape Committee (Tisha Hauser). No report.

New Pier Committee (Barry Kean). No report.

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

Old Business

Covenants Enforcement (Sam McKinney). No report.

Bench Donation Proposal (Scott McGuire). B. Johnson moved that the concrete bench style be used and it would not be painted, seconded J. Widenmyer. Motion passed. There was discussion regarding the Association paying for the installation of the pads in which the benches will be placed. H. Baldwin will get estimates for installing the pads.

Barry suggested that goals be set for 2009.

New Business

Implementation of approved covenants amendments. It was agreed that the approved covenants will be revised and re-recorded as a whole, rather than just record the amendments separately. J. Widenmyer will transcribe the covenants into editable form (Word) to facilitate doing this.

Development of rule changes re renters and guests. B. Kean's draft of rule changes will be put on the website and members will have sixty days to comment in writing either to B. Kean or Board.

Prospective vacancy on Board. S. McKinney has expressed his desire to resign from the Board due to work conflicts. B. Kean suggested he wait until January. If he leaves Board, the Board will appoint someone to take his place.

Officers for 2009. The following officers were elected by the Board:

President	Barry Kean
Vice Pres	Scott McGuire
Treasurer	Jeanne Widenmyer
Secretary	Jane Locke

Other New Business. S. McGuire moved that the Association donate $100 to the Heathsville United Methodist Church's Needy Family Fund in memory of John Locke, seconded B. Johnson. Motion passed.

Motion to adjourn J. Widenmyer, seconded B. Johnson. Meeting adjourned at 8:50 p.m.

Respectfully submitted

Carol Henderson, Acting Secretary

Next meeting of the Board is January 15, 2009 at the Clubhouse at 7:30 p.m.
Everyone is welcome to attend.