

Millbrook HOA Board Meeting Minutes

May 22, 2024, 7:00 PM

1517 Waltham Ct

Board Members in Attendance

- Duane Johnston, President
- Jon Buck, Vice President & Area 5 Representative
- Pat Monis, Treasurer
- Charles Rhodes, Assistant Treasurer
- Richard Bohannon, Area 1 Representative
- Curt Wheeler, Area 4 Representative
- Don Gwynne, Area 6 Representative

Board Members Not in Attendance

- Beth Henkel, Secretary
- Matt Haider, Area 2 Representative, proxy held by Duane Johnston
- Danny Barton, Area 3 Representative, no proxy

Guests

- Mitch Monis
- John O'Malley
- Katheryn Houston

Minutes

- Board President Duane Johnston called the meeting to order at 7:00 p.m.
- Richard Bohannon will take notes for the minutes in Beth's absence.
- Duane mentioned he will miss the next board meeting.
- Minutes for the April board meeting were approved by the board.
- **Treasury Update for the period 4/18/2024 – 5/22/2024**
 - 100% of HOA members' dues are now paid for 2024.
 - Deposits of \$1,238.00 were made into the Operating Fund.
 - Withdrawals of \$1,674.48 were made from the Operating Fund.
 - The balance of the Operating Fund is \$27,829.40.
 - Transfers of \$1,200.00 were made from the Operating Fund to the Maintenance Fund.
 - The balance of the Maintenance Fund is \$161,275.45.
 - Total balance of both accounts is \$189,104.85.
- Charles Rhodes reminded the board that our funds are only earning 1% interest instead of 5%. Duane Johnston acknowledged that the board is aware of this.
- **Resident/Guest Concerns & Issues**
 - It was reported that the area east of the fountain near the homes of William Ridgeway and Dewey York is now too shallow for boats.
- **Architectural Committee Chair updates**
 - No updates

- **Fountain Updates**

- Don Gwynne reported that all fountains are currently operational.
- Don recently used our only working spare to repair the fountain of Richard & Peggy Lenz. He sent their pump to be repaired and is waiting for a cost estimate for it. The estimate could be between \$400 and \$600. He should receive the estimate within 1-2 weeks.
- Jon mentioned that Hank Jacob's fountain is down. Don was not aware of this but will check it out.

- A payment of \$1700 was approved by the board to pay the tilapia stocking invoice.

- **Beaver Updates**

- Danny Barton was not present to report to the board, but no one was aware of any beaver activity.

- **Short Term Rental**

- Duane mentioned that the city has reached out to 1408 Creekford Drive about whether they are offering a short-term rental.
- 2605 Westwood Drive – We think it may be a short-term rental. There were concerns about parking recently at the house. We need to determine if it is a short-term rental.

- HOA Address – Don mentioned that realtors often need to know if a house in our neighborhood is in the HOA. The HOA address list is on the last page of the Covenants and Restrictions.

- **Arlington Police Department - Connect Program**

- Duane reminded those present that we are encouraged to participate in the APD Connect Program. Homeowners can sign up on the APD website. The program consists of homeowners willing to share doorbell camera footage should the APD need it for an investigation.

- **Canal Updates**

- Duckweed
 - Jon reported being out of Diquat but Duane has ordered some.
 - It was emphasized that timely spot treatment of duckweed is required to keep it under control.
 - We need more volunteers to provide timely treatment of duckweed.
 - Magnolia is willing to provide training.
 - The board decided to hold a class to provide training on how to treat duckweed for any HOA members who want to volunteer. Duane will send out an email notification about the class to all HOA members. Don Gwynne will teach the class at his home, 1500 Creekford, on Sunday 5/26/24 at 11:00 AM.
- Canal Sediment
 - Mitch Monis has considered multiple approaches and vendors to address the lake sedimentation problem and presented three options to the board. The options are:
 1. Hire Magnolia Fisheries to conduct a sediment survey of our full lake system for \$6,900.
 2. Hire Ever Blue Lakes to implement a muck reduction program using customized bio-supplementation and floating aeration systems for approximately \$27,000 in 2024, lower thereafter.
 3. Hire SOLitude Lake Management to install a complete bottom-diffuser aeration system for the entire Millbrook lake system for approximately \$45,000.

- Mitch described the three options and took questions from the group. Here is a summary of the conversation:
 - Charles: is the survey detailed enough? Quantified? Mitch assured him that the survey will be thorough. Magnolia performed our last survey in 2018 and it was sufficient.
 - Charles: How much can we expect the silt to decrease? Mitch: about 2 inches per month or 2 feet per year.
 - Don: our problem is silt, not just sediment.
 - Katheryn: our problem is accumulation coming from the creek.
 - Charles: The east side can use this new system, but the main problem on the west side is creek silt. We need to address the check dams. We should hire an engineer to plan a coffer dam.
 - Charles: what is the operating cost? We don't have money in the budget to operate this system.
 - Mitch: using the Ever Blue Lakes system will help separate sediment from silt and break down the sediment so we can dredge the silt later. We are putting off dredging for now. The main problem is nutrient overload. To fix this, aeration is key. Bio-supplements accelerate the sediment degradation process. We get a lot of push back from the city regarding check dam cleaning. We need to keep approaching the city on this. The expected operating cost (electricity) is unknown but thought to be low.
 - Duane: we can't wait on the city to get started. We are going to focus on the "T" area first.

- A vote was taken by the board on Mitch's three proposed measures. The results were:
 1. Magnolia survey for \$6,900. VOTE PASSED.
 2. Ever Blue muck reduction program for \$27,000. VOTE PASSED.
 3. SOLitude bottom diffuser for \$45,000. VOTE PASSED.

- The next board meeting will be at the Monis's house, 2802 Millbrook Court, on June 20, 2024.
- A motion was made to adjourn which was seconded and passed.