

Millbrook HOA Board Meeting Minutes
Thursday, February 20, 2025, 7:00 PM
2711 Westwood Dr

Role	Name	In Attendance	Proxy Provided Y/N
President	Richard Bohannon	Yes	N/A
Vice President	Jon Buck	Yes	N/A
Treasury	Pat Monis	Yes	N/A
Accountant	Angela Ridgeway	Yes	N/A
Secretary	Beth Henkel	Yes	N/A
Area 1	John O'Malley	Yes	
Area 2	Matt Haider	No	No
Area 3	Danny Barton	Yes	
Area 4	Curt Wheeler	Yes	
Area 5	Jon Buck	Yes	
Area 6	Shelley Hulme	Yes	

The meeting was called to order by Richard Bohanon at 7: 02 pm

Welcome Attendees & Visitors

Visitors present: Mitch Monis (Canal Committee), Brian Collins, Ryan Wages, Stan Fitzer, Don Gwynne

Approval of the Prior Month Minutes - moved by Curt Wheeler, 2nd by Jon Buck, unanimously approved

- Treasurer's Report – 12/20/24 – 2/19/25
 - Operating Account
 - Opening Balance - **\$10,979.50**
 - Deposits - **\$52,854.40**
 - Withdrawals - **\$21,739.45**
 - Closing Balance - **\$42,094.45**
 - Deposits include annual dues and transfer from maintenance account to pay Magnolia Fisheries for Muck Away enzymes for canals, and transfer of interest from CD.
 - Withdrawals include payments to Magnolia Fisheries, TXU Electric, Bank Service Fee, materials for Fountain repairs, Holmes Service (canal cleaning) US Postal Office Box renewal, Reimbursement to Duane Johnston for hall rental re: annual meeting, 50% transfer of dues paid in January to operating fund.
 - Maintenance Account
 - Opening Balance - **\$15,026.72**
 - Deposits - **\$19,230.85**
 - Deposits include 50% of dues paid in January and interest payment
 - Withdrawals - **\$2,953.08**

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- Withdrawals include transfer to operating account to pay Magnolia Fisheries for Muck Away enzymes for canals, and interest from CD.
- 3-month CD (matured on 12/03/2024)
 - Opening Balance - **\$101,114.52**
 - Closing Balance - **\$101,114.52**
- Closing Balance for all three accounts - **\$174,513.46**
 - 7 residents with unpaid dues. Pat sent emails to all, and if she doesn't hear from them, will send letters by mail with a printout of the email. Dues not paid by February 29 will pay an additional \$6.00.
- Canal (Beautification) Committee Update

Mitch Monis, chair of the canal committee, presented the 2025 Goals and Objectives as determined by the canal committee. The five main points are as follows:

1. Determine the best options for Millbrook HOA canal maintenance in order to make timely and effective recommendations to the board.
2. Perform research & review of products & services that will improve two major areas of concern: muck/silt islands & algae outbreaks (duckweed & watermeal)
3. Research * review water quality and silt management products and identify best practices and determine best options for canal system
4. Research & Review service options such as mechanical dredging, hydraulic dredging & biological dredging. Identify best practices and best service options/providers/
5. Build & maintain HOA annual and 5 year canal schedule and management plan.

Mitch explained a bid from Clearwaterweedremoval.com/WaterRemediation USA LLC for removal of silt and organic material on the bottom of the canal. The cost of the bid is \$54,125. The canal committee recommended engaging with this company. In order to make a decision before the expiration of the bid, the board agreed to an urgent meeting within two weeks of the board meeting. The purpose of the urgent meeting is to get questions answered and a decision before the bid expires.

- Fountains Update – Don Gwynne . Don Gwynne, a resident who repairs the fountains at no cost reviewed concerns.
 - Fountain #5 was not working and area 3 rep Danny Barton discovered the ropes used to tether the fountain were broken. Don has new concrete blocks and ropes and will reset the anchors.
 - Fountain #7 was popping the GFCI – Don pulled out fountain and discovered between the timer & fountain the junction box was full of water and the wires were bad. He made repairs and planned to replace the fountain when the weather was a little warmer.
- Architectural Committee Update

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- Fence was put up on Waltham Court without approval from the committee. The committee is preparing to reword/restructure the guidelines to make them have more clout and make it more clear to residents they must have approval before building fences etc.
- Old Business – Jon Buck agreed to help Richard get the bylaw updates that were passed at the annual meeting posted to the government entity that requires them.

- New Business
 - The board approved the creation of Directory Committee chaired by Shelley Hulme.
 - The board approved a Quarterly Email/newsletter to be sent to all members, compiled by Beth Henkel
- Coyotes – there was a brief discussion about the coyote sightings in the neighborhood, but no action was taken.
- Richard asked for Board Meeting Hosts for March 20 and April 17. John O'Malley agreed to host March, and Curt Wheeler agreed to host April 17.
- The March meeting is scheduled for Thursday, March 20th and will be held at 1509 Waltham Court, at 7 pm.
- The meeting adjourned at 8:32.