

Agenda Millbrook HOA Board Meeting
Thursday, May 15, 2025, 7:00 PM

Role	Name	Attending Y/N	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	No	N/A
Area 1	John O'Malley	Yes	
Area 2	Matt Haider	Yes	
Area 3	Danny Barton	Yes	
Area 4	Curt Wheeler	Yes	
Area 5	Jon Buck	Yes	
Area 6	Shelley Hulme	Yes	

Richard will take the minutes in the absence of Beth, who was unable to attend.

Richard Bohannon called the meeting to order shortly after 7:00 PM.

Welcome Attendees

- Guests included Stan Fitzer, Sawera Haider, Mitch Monis and Debbie Wheeler.

Approval of the Prior Month Minutes

- A vote was taken, and the April 17 board meeting minutes were approved with no changes.

Treasurers' Report – Pat Monis

- Accounts – 4/20/25 - 5/15/25
 - Operating Account
 - Opening Balance - \$2,771.39
 - Deposits - \$15,000.00
 - Deposits consisted of a transfer from the Maintenance account to pay a portion of the Clearwater dredging bill.
 - Withdrawals - \$9,165.45
 - Withdrawals included reimbursement to residents for electricity to power fountains, payments to Solitude for TryMarine and Flumigard treatments, a payment to Drewsaac for trash pickup, and a payment to Tree Hugger for log removal.
 - Closing Balance - \$8,605.94
 - Maintenance Account
 - Opening Balance - \$17,191.63
 - Deposits - \$0.00

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- Withdrawals - \$15,000.00
- Withdrawals consisted of a transfer from the Operating account to pay a portion of the Clearwater dredging bill.
- Closing Balance - \$2,191.63
- 3-month CD
 - Opening Balance - \$102,134.25
 - Deposits - \$0.00
 - Closing Balance - \$102,134.25
 - The CD matures on 6/3/2025. At that time, the balance will be transferred to the Maintenance account so we will have funds to pay for the remaining TryMarine treatments.
- Closing Balance for all three accounts - \$112,931.82
- Unpaid Dues Status – All member dues have been paid for the year.

Canal Committee Update – Mitch Monis

- Log Removal
 - The log in the “T” was removed by Treehugger Tree Services (suggested by Ralph of Interlochen HOA) on Tuesday (5/13) for \$324.75.
 - We also considered a bid from Lone Star Lawns (suggested by Ben at Solitude). It was for \$575.
 - Magnolia said they were too busy to provide an estimate.
 - Holmes doesn't do tree removal so no bid from them.
- Trash Cleanup – Volunteers or Paid Service?
 - Mitch and Richard are concerned that Holmes is perhaps expensive for the services they provide.
 - Current contract with Holmes Service Company:
 - Cost is \$415 for two treatments which comes to \$5,395/year.
 - Visits are biweekly (for most months that means two treatments, two months will have three treatments).
 - We haven't signed this year's contract, but it auto-renews.
 - The contract can increase in price 10%/year.
 - We can cancel any time with 30 days notice.
 - The next scheduled cleanup is 5/17.
 - The problems with our current arrangement include:
 - We typically only have significant trash immediately after a storm, which usually doesn't coincide with Holme's biweekly schedule.
 - Holmes does not use a boat, so any trash not immediately accessible from shore is not collected.
 - There are many homes, especially in the natural end, where the shoreline is not easily accessible, so those areas are not cleaned by Holmes.
 - Options for the board to consider include:
 - Continue with Holmes Service Company? Richard has a meeting scheduled with Brian (the porter) and QC Russell on Sunday 5/18 at noon to answer any questions the Board might have.

- Get a quote from Lone Star Lawns?
 - Clean with volunteers only?
- **After a lengthy discussion, the board voted to discontinue the trash pickup service as provided by Holmes. Trash pickup will be performed by volunteers for the time being. Mitch will continue to look for a company that perhaps can do trash cleanup at a reasonable rate, as needed, after storms.**
- Richard will send an email to the HOA membership informing them of this decision, stressing how this will save the HOA money, and asking for their participation in cleanup.
- TryMarine treatment
 - Solitude performed the first TryMarine treatment on 5/12. Mitch met with Ryan, the tech who administered it.
 - Ryan will typically treat the lake on Tuesdays.
 - Richard will send the initial water quality report to the Board.
- Watermeal Update
 - There is watermeal on the east side.
 - Mitch said that Solitude will treat the watermeal in the next few days.
 - Stan Fitzer stressed that homeowners should be careful applying fertilizer so it will not enter the water. Fertilizer in the water contributes towards watermeal growth.

Fountains Update – Don Gwynne

- Fountains
 - The light kit still needs to be replaced on Fountain #3 (Lentz). Danny Barton will remind Don Gwynne about this.
 - The motor is out on Fountain #4 (Ridgeway). Danny reports that Don has it under control, it should be back in the water within a few days.
 - Angela Ridgeway reported that Don Gwynne has told her the electrical box on her house that supplies power to Fountain #4 is falling apart and needs to be replaced. Don said if she purchases the parts he will install it for her.
- Circulators
 - One circulator oscillates badly because it needs to be anchored.
 - The other circulator needs electrical repair. Danny will bring this to Don's attention as it may be something he can fix.
 - Mitch suggested that the Canal Committee discuss positioning of the circulators to prevent sediment buildup behind the late Dewey York's house.
 - Lone Star Estimate for work regarding the "West T Circulator"
 - The job would be to run a new 20 amp, 120V circuit from the existing electrical panel in the garage to the junction box on the backyard wall. A new wire will be pulled from the back of the house to box for water circulator pumps. A new GFCI will be installed.
 - The cost cited on the estimate is \$3,226.93.

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- The estimate incorrectly states the work site to be located at 1403 Millbrook Dr, home of Steve & Mary Israel, which is on the east lake.
- **The board discussed this and said it was too expensive so will not accept the estimate.**

Architectural Committee Update – Jerry Moore

- Brittney (granddaughter of the late Dewey York and the new owner of that house) reportedly would like to build a metal fence in the backyard because they have dogs and children.
- Pat Monis reported that the house at 2805 Westwood has a weed problem. It was suggested that she report it to the city as a code violation.

Directory Committee Update – Shelley Hulme

- Shelley reported that she has received a 10% survey response to her directory survey.
- Shelley asked for an electronic file of the fountain map and the neighborhood logo. Jon Buck will provide the fountain map. Shelley will use the logo from the Christmas “Millbrook Resident” traffic pass.
- Shelley will combine the neighborhood contact information from the spreadsheet provided by Beth with the survey results.
- Pat and Beth will assist Shelley with design.

Old Business

- Beth published an excellent quarterly newsletter on 5/13, for which the Board is grateful.
- Don provided a resale certificate for 2805 Westwood Drive on May 5.

New Business

- Resale Certificates
 - Richard stated that while we are very grateful that Don Gwynne is willing to provide this service, we should have someone on the Board responsible for providing resale certificates as part of their official duties.
 - After discussion, it was decided that providing resale certificates would be the joint responsibility of the Vice President and the Treasurer.
 - Don Gwynne may continue to perform this service for the HOA if the VP and Treasurer agree, but they must also be trained and able to provide the certificates.
- Proposed Apartment Complex
 - Richard brought to the board’s attention a Notice of Public Hearing for development of the property located at 2601 Randol Mill (the old Arlington Villa / Interlochen Rehab Center complex which is currently vacant).

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- A hearing is scheduled for 5/21 before the Arlington Planning & Zoning Commission.
 - The 23.28 acres at that location is already zoned for multifamily use with a maximum density of 22 units/acre.
 - Richard will send an email to the HOA members urging them to attend the meeting to voice concerns about the development.
- The fence along Meadowbrook Blvd was recently rebuilt by the City.
- Access to the HOA's QuickBooks Account
 - Angela Ridgeway described her continuing difficulty in accessing the HOA's QuickBooks account.
 - Her next step is to approach Lana to see if she is still able to access the account.
 - Angela also recommends that the board purchase a laptop (~\$300) for the Accountant for use with QuickBooks.
 - Also, in the future, at least two people need to have the credentials for the QuickBooks account, so we don't get locked out again.
- Board Meeting Hosting
 - Richard Bohannon will host the meeting on June 19th.
 - Pat Monis will host the meeting on July 17th.
- John O'Malley and Shelley Hulme took the oath affirming they have read and understood the Covenants & Restrictions and the Bylaws of the Association.

Motion to Adjourn

- A vote was taken to adjourn the meeting which passed unanimously.