

Millbrook HOA Board Meeting Minutes

Thursday, August 21, 2025, 7:00 PM

2802 Millbrook Ct

Role	Name	Attending Y/N	Proxy Provided Y/N
President	Richard Bohannon	Y	N/A
Vice President	Jon Buck	Y	N/A
Treasury	Pat Monis	Y	N/A
Accountant	Angela Ridgeway	N	N/A
Secretary	Beth Henkel	Y	N/A
Area 1	John O'Malley	Y	
Area 2	Matt Haider	N	Y Brian Collins
Area 3	Danny Barton	Y	
Area 4	Curt Wheeler	Y	
Area 5	Jon Buck	Y	
Area 6	Shelley Hulme	Y	

Meeting Called to Order

Welcome Attendees – Guests Ryan Wages, Katheryn Houston, Stan Fitzer

The minutes from the previous meeting in June were approved unanimously.

Treasurer's Report – Pat Monis.

Pat reported the check to Duane Johnston that was returned after he moved was re-submitted to him. The entire treasurer's report is listed below. There was no discussion.

HOA Treasurer Report 06/20/25 - 08/20/25					
Operating Account (Checking)					
Opening Balance			6/20/2025		\$43,408.10
Date	Description	Deposits	Date	Description	Withdrawals
07/02/25	Duane Johnstron - Returned Check	\$65.00	06/24/25	Richard Bohannon - Recording Fee	\$69.22
07/07/25	Transfer from Maintenance	\$509.69	06/26/25	TXU Electric	\$63.00
07/07/25	Transfer from Maintenance	\$6,687.69	06/27/25	Go Daddy	\$217.21
08/19/25	Transfer from Maintenance	\$10.00	07/08/25	Solitude Sales Tax	\$509.69
			07/08/25	Solitude Lake Management	\$6,687.69
			07/24/25	TXU Electric	\$62.75
			07/28/25	GoDaddy	\$40.81
			08/05/25	Solitude Lake Management	\$6,697.69
			08/12/25	American Sport Fish (Tilapia)	\$1,720.00
			08/19/25	2nd Qtr Elec Reim - Burrow	\$64.61
			08/19/25	2nd Qtr Elec Reim - Wheeler	\$93.20
			08/19/25	2nd Qtr Elec Reim - Jacobs	\$94.64
			08/19/25	2nd Qtr Elec Reim - Ridgeway	\$116.14
			08/19/25	2nd Qtr Elec Reim - Lenz	\$116.14
			08/19/25	2nd Qtr Elec Reim - Dickson	\$117.58
			08/19/25	2nd Qtr Elec Reim - Wage	\$119.01
			08/19/25	2nd Qtr Elec Reim - Dom (York)	\$276.03
			08/19/25	2nd Qtr Elec Reim - Sandercox	\$426.20
			08/19/25	2nd Qtr Elec Reim - Johnston	\$445.91
	Subtotal Deposits	\$7,272.38		Subtotal Withdrawals	\$17,937.52
Operating Account Closing Balance			8/20/2025	\$32,742.96	
Maintenance Account (Savings)					
Opening Balance			6/20/2025	\$63,763.75	
Date	Description	Deposits	Date	Description	Withdrawals
06/30/25	Interest	\$31.68	07/07/25	Transfer to Operating	\$509.69
			07/07/25	Transfer to Operating	\$6,687.69
	Subtotal Deposits	\$31.68		Subtotal Withdrawals	\$7,197.38
Maintenance Account Closing Balance			8/20/2025	\$56,598.05	
ALL ACCOUNTS - CLOSING TOTAL			8/20/2025	\$89,341.01	

Lake Committee Update – Mitch Monis

Richard Bohanon explained that he had talked with the company providing service on the canal water, Solitude, concerning outbreaks of duckweed and watermeal, mainly in the East Lake. Solitude is using Flumigard in small concentrations, as well as Tri-

marine, but were not using a surfactant. Richard asked them to add the surfactant to help with control of the outbreaks.

Jon Buck added that there is not as much watermeal on the East Lake as there had been in past years.

John O'Malley said we should not expect anything to be eradicated because of excess nitrogen in the water. Stan Fizter said that fertilizer that gets into the lake can add nitrogen to the water.

Discuss alternative solutions to the continuing challenge of eradicating duckweed and watermeal from the east lake.

- There was general agreement that scooping it out is unlikely to be effective.
- Richard said he would make some calls to try to find potential scoopers anyway.

Lake Equipment Update – Don Gwynne

- Fountains
 - Fountain 5 is working now. Water got into the connectors and wires. He fixed it and it is back in the water.
 - Fountain 4 was popping GFCI – possibly water in the motor can. He will pull it out of the water and investigate.
 - He measured the current and timers at the other fountains.
- Circulators
 - The circulators are not very powerful and are not designed to be used in shallow water, so they are not very useful, and not very effective, following the dredging that worked well.
 - The canal committee suggested taking them out for now, and Don will make sure they are up to specs for possible.
- Aerators
 - Seem to be working well, Don says the one at the natural end might need to be bigger.

Architectural Committee Update – Jerry Moore

- New wrought iron fence was approved (by Jerry) at 2707 Westwood for the Wallace family now living there.
- A new fence put in at 1505 Waltham was not approved, but appears to be within HOA guidelines.

Directory Committee Update – Shelley Hulme

- Shelley passed out draft copies and asked for feedback. She also sent electronic copies of the directory to all board members and asked them to check on residents in their areas for accuracy.

Old Business

New Business

- National Night Out (October 7) – Katheryn Houston
 - Katheryn attended a National Night Out kickoff meeting and explained that NNO is supporting Project 265, along with the APD to collect new school supplies which are in need all year round. She encouraged the HOA to include that initiative as part of NNO.
 - National Night Out is scheduled for October 7 in Waltham Cul-de-Sac from 6:30 – 9:00 pm.
 - Jon Buck is helping with NNO as well and reported that resident Josh Rice who works at Medical City will be providing some items, and snacks.
 - Beth Henkel said she could provide an easy-up canopy and 6-foot table for the event.
- Newsletter – Beth Henkel is working on a fall newsletter and should have it ready by mid to late September.
- Neighborhood Matching Grant – Richard reported there is a neighborhood matching grant available from the city of Arlington for beautification projects. Pat Monis volunteered to attend an information session about the neighborhood grant program.
- Richard will sign up Millbrook for the Arlington “Neighborhood Directory” program.
- Pat Monis recommended residents check out the new Activ Center for people 50 and over in west Arlington.

The meeting adjourned at 8:05. The next meeting will be held on Thursday September 18 at 7 pm at the home of Beth Henkel 2711 Westwood Dr.