

Millbrook HOA Annual Meeting Minutes  
Thursday January 22, 7:00 PM  
St. Stephen Methodist Church, 1800 West Randol Mill

The Board welcomed residents beginning at 6:30 to socialize and enjoy refreshments

**Call to Order** - HOA President Richard Bohannon called the meeting to order at 7:05 pm and introduced Area representatives and Board officers.

**Opening Remarks** – Richard shared how his family came to live in Millbrook four years ago, choosing their home based on the proximity to the lake, much like many of the people who chose to live in our community. The bonus, Richard said, was discovering the second treasure of the people who live here. He also shared highlights of the accomplishments of the past year:

- We completed a major dredging project, with Mitch Monis (Lake Committee chair) leading the effort.
- We began the TryMarine biological dredging program. Mitch was also point on that.
- Don Gwynne once again managed fountain and circulator maintenance for us.
- We handled storm debris cleanup and cancelled an expensive but ineffective cleanup service.
- Katheryn Houston and Jon Buck led another successful National Night Out, supported by generous help from Josh Rice and others.
- Shelley Hulme devoted countless hours to assembling the new directory that you'll hear about shortly.

### **Vote on Area Representatives**

Millbrook Canals HOA has six areas, and there is an Area Representative for each. These representatives comprise the HOA Board.

Each year we elect half of the board; the even numbered areas in even-numbered years and the odd numbered areas in odd-numbered years. This year we elected representatives for areas 2, 4 & 6, voted on by only those residents living in those areas. A total of 34 residents were in attendance, with 23 households represented in-person and 20 households submitting absentee ballots.

Results for the election are as follows:

Area 2 – Stan Fitzer – receiving 9 votes (6 absentee and 3 in person)

Area 4 - Curt Wheeler – receiving 10 votes (all absentee)

Area 6 – Josh Rice – receiving 7 votes (4 absentee and 3 in person)

Ideally, an area representative lives in the area he or she represents. However, our bylaws allow the representative to be from another area if no one from that area volunteers.

That is the case in this election. We had no volunteers from Area 6, so Josh Rice, who lives in Area 5 has offered to serve as Area Rep, and Board Member, for Area 6.

### **Lake Report - Mitch Monis, Lake Committee Chair**

1. Bottom-diffused aerators – purchased in 2024. There are two pumps that run 14 bottom diffused aerators, which you may see as bubbling areas around the lake system. They run 24-hours a day April- November and increase oxygen levels, called dissolved oxygen, to help with lake health. Recent tests show the level in our lakes is in the 9.0-10.0 ppm which is key to a successful aquatic environment.
2. Mechanical dredging – early 2025 removed several hundred yards of silt/muck from the bottleneck in the “T” where there are “islands” when the water level gets low.
3. Biological Treatment **Trymarine** was applied after dredging was complete. This specialized biological treatment eliminates organic material (muck & silt) which includes deteriorating leaves, sticks, grass, animal waste, and pollutants such as phosphorus and nitrogen. This, in turn, creates conditions that help phytoplankton, little bugs and fish thrive. Weeds and algae are reduced, the water is clearer, fish populations benefit and depth is recaptured by dissipating the organic muck.
4. We will need to continue traditional dredging in the future but will see cost reductions by removing organic material.
5. We continue to investigate options to manage continuous flow of silt through stormwater area into the natural end.
6. We plan to engage our city council representative and the city stormwater department to seek improvements for managing the inbound stormwater.
7. Contact Mitch with any questions or if you would like to participate on the lake committee. [mitchmonis@gmail.com](mailto:mitchmonis@gmail.com)

### **Financial Report/ Budget – Pat Monis**

1. Pat reported that payment of dues is going well, with one exception. The Venmo system is causing difficulty, and we will no longer be offering that as a payment option.
2. Pat presented the 2026 HOA Cash Flow and Budget Statement)

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<b>PROPOSED 2026 MILLBROOK ADDITION HOA BUDGET</b>				
<b>CASH FLOW AND BUDGET STATEMENT</b>				
	<b>OPERATING FUND</b>		<b>MAINTENANCE FUND</b>	
	<b>2025 ACTUAL</b>	<b>2026 PROPOSED BUDGET</b>	<b>2025 ACTUAL</b>	<b>2025 PROPOSED BUDGET</b>
<b>Beginning Cash Balance 1/1/2025</b>	<b>\$12,291.44</b>	<b>\$26,486.11</b>	<b>\$18,965.25</b>	<b>\$36,603.84</b>
<b>Receipts</b>				
2026 Annual Dues	\$54,600.00	\$54,600.00		
Resale Certificates	\$1,017.01			
Transfer to Maintenance Fund 1/2 Dues	-\$27,300.00	-\$27,300.00	\$27,300.00	\$27,300.00
Interest Income (2026 is estimated)	\$5,205.07			\$225.50
Late Fees	\$99.00			
Cash out CD			\$103,158.17	
<b>Total Receipts</b>	<b>\$45,912.52</b>	<b>\$53,786.11</b>	<b>\$149,423.42</b>	<b>\$64,129.34</b>
<b>Operating Expenditures</b>				
Animal Trapping	\$0.00	\$2,000.00		
Annual Hall Rental	\$200.00	\$225.00		
Reimbursement for last year's rental	\$200.00	\$0.00		
Bank Service Fee	\$15.00	\$0.00		
Fish Restocking	\$1,720.50	\$3,000.00		
Fountain/Bubbler Electricity	\$8,873.34	\$9,228.27		
Fountain Maintenance	\$1,299.77	\$1,300.00		
Holmes Cleaning Services	\$2,081.76	\$0.00		
Insurance	\$1,699.59	\$1,750.00		
Legal (Recording Fee)	\$69.22	\$100.00		
Office Expenses	\$100.00	\$100.00		
Post Office Box	\$232.00	\$244.00		
Taxes - Income Tax	\$602.83	\$650.00		
Tree Hugger - Branch Removal	\$324.75	\$300.00		
Water Testing	\$0.00	\$200.00		
Website	\$280.19	\$285.00		
Chemicals (Muck Away)			\$874.50	\$0.00
Clear Water Dredging			\$54,125.00	\$0.00
Solitude			\$49,556.87	\$37,000.00
Taxes - Sales Tax (Solitude)			\$3,058.14	\$3,000.00
Interest Transferred to Operating Fund			\$5,205.07	
<b>TOTAL EXPENDITURES</b>	<b>\$17,698.95</b>	<b>\$19,382.27</b>	<b>\$112,819.58</b>	<b>\$40,000.00</b>
<b>Ending Cash Balance 12/31/25</b>	<b>\$28,213.57</b>	<b>\$34,403.84</b>	<b>\$36,603.84</b>	<b>\$24,129.34</b>
Dues = 91 homes at \$600 each equals \$54,600 divided by 2 equals \$27,300 deposited into each account annually				

**Special Award – Richard Bohannon, President**

The Board voted to present a special award to Don Gwynne for his dedication to the HOA as he has served on the board for more than a decade and as a past president. More recently, he has contributed innumerable hours of free labor, keeping our fountains, circulators and aerators functioning. His dedication to the care and maintenance of lake equipment is astounding. Mitch Monis presented a plaque to Don (and wife Terry) expressing the board’s appreciation for his dedication. Residents responded with a standing ovation.

**Directory**

Shelley Hulme reported that the HOA directory is complete and she had printed copies for people to make changes. She will be sending electronic copies to residents soon. She also reported that residents can contact her to request a printed copy. She is planning to begin work on adding residents in our neighborhood who are not paying members of the HOA (which is limited to those who live on the water).

**General Questions and Discussion**

- Ray Hudgel asked about the homeless person under the Meadowbrook Blvd bridge. Richard responded that this is a recurring issue and urged people to report sightings to the police.
- Katheryn Houston asked about “catch and release” for fish in the lake. Charles Rhodes pointed out that we don’t have an official policy on this. The Board agreed, it’s customary to just catch and release.
- Someone asked about opening the gates during the upcoming icy weather. Everyone was urged to call the city, or request this on the Ask Arlington app.

**Meeting was adjourned at 7:45**

The board moved immediately into executive session to approve officers for the coming year.

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

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New board members Stan Fitzer and Josh Rice were welcomed.  
Richard reviewed the current nominees, which are:

- President – Richard Bohannon
- Vice President – Jon Buck
- Treasurer – Pat Monis
- Accountant – Angela Ridgeway
- Secretary – Beth Henkel

No nominees other than the above list were proposed. The board voted and approved each nominee. The meeting was adjourned.

The next meeting of the HOA board is scheduled for Thursday February 19, at 7 p.m., location TBA.