

Millbrook Homeowners Association Board Meeting Minutes

September 18, 2025

2711 Westwood Dr, 7 pm

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	N	N/A
Accountant	Angela Ridgeway	Y	N/A
Secretary	Beth Henkel	Y	N/A
Area 1	John O'Malley	N	Katheryn Houston
Area 2	Matt Haider	N	Stan Fitzer
Area 3	Danny Barton	Y	
Area 4	Curt Wheeler	Y	
Area 5	Jon Buck	Y	
Area 6	Shelley Hulme	Y	

Meeting Called to Order at 7:05 pm by Richard Bohanon

Welcome Guests: Jeff Journey, Steve & Mary Israel, Don & Susanna Carson, Jacques Demott, Josh Rice, Charles Rhodes.

Richard began the meeting by welcoming guests in attendance to share concerns about the opening of the gate at the intersection of Creekford and Randol Mill during construction of Randol Mill between Green Oaks and Westwood. Richard explained the timeline of events from September 5 and September 18. The guests attending shared their concerns about the gate being opened by the Arlington Fire Department, following requests from some Millbrook residents citing difficult accessing the neighborhood while right turns onto Randol Mill were prohibited. On September 18, Richard had a conversation with Keith Brooks from the public works department who had conferred with the Fire Chief Stidham of the AFD, and Mr. Brooks stipulated that going forward only city employees should have access to the keys for the gate and going forward only city employees have the authority to open and close the gate. Richard also committed to the guests that the HOA board will effort to solicit input from HOA members if decisions of any kind from the board effects more than one part of the neighborhood. He thanked the guests for attending.

Approved the Prior Month Minutes - unanimously approved

Treasurer's Report – Pat Monis was not in attendance but sent the treasurer's report show below.

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HOA Treasurer Report 06/20/25 - 08/20/25					
Operating Account (Checking)					
Opening Balance			8/21/2025	\$32,742.96	
Date	Description	Deposits	Date	Description	Withdrawals
08/26/25	Resale Cert - 1517 Waltham	\$200.00	08/25/25	TXU Electric	\$64.30
08/26/25	Resale Cert - 2707 Westwood	\$217.01	08/29/25	Lone Star Fountains	\$317.17
08/29/25	American Sport Fish - Ret Check*	\$1,720.00	09/03/25	Lone Star Fountains	\$317.17
09/17/25	Transfer from Maintenance Acct.	\$6,687.69	09/03/25	Solitude Lake Management	\$6,687.69
			09/05/25	Duane Johnston (repay ret. Check)	\$65.00
			09/05/25	American Sport Fish*	\$1,720.50
	Subtotal Deposits	\$8,824.70		Subtotal Withdrawals	\$9,171.83
Operating Account Closing Balance			9/17/2025	\$32,395.83	
Maintenance Account (Savings)					
Opening Balance			8/21/2025	\$56,598.05	
Date	Description	Deposits	Date	Description	Withdrawals
			09/17/25	Transfer to Operating	\$6,687.69
	Subtotal Deposits	\$0.00		Subtotal Withdrawals	\$6,687.69
Maintenance Account Closing Balance			9/17/2025	\$49,910.36	
ALL ACCOUNTS - CLOSING TOTAL			9/17/2025	\$82,306.19	
*	American Sport Fish check was returned because they have not update their address with us. We called an obtained the correct address and reissued their check.				

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- Neighborhood Matching Grant Update – Mitch and Pat Monis were attending a matching grant program with the City of Arlington scheduled during the HOA meeting and were planning to report back what kind of grants (if any) would be a fit for the Millbrook HOA to apply for.

Lake Committee update Richard reported updates from Don Gwynne & Mitch Monis

Equipment

- Fountains
 - Status of Fountain #4 (Ridgeway) - was still under repair at time of meeting
 - #5 (at the "T") – Danny Barton reported the fountain keeps shorting out due to water getting into the conduit, and new conduit may be needed.
- Circulators – Mitch Monis had reported that since the circulators keep breaking, Lone Star (the company who installed and maintains them) had removed them and will make sure they are still in working order (they are still under warranty.) The circulators may be repurposed and may be able to use them in a different way to prevent the island from rebuilding in the "T" area on the west side of the lake. Don G and Mitch were planning to meet with Lonestar to determine the best way to repurpose them. Also under consideration, a move away from the company previously used for repairs, Kasco to using Lonestar for that.

Water Quality – waiting on water report from Solitude regarding the Trimarine program we are using to increase water health and prevent outbreaks of duck weed and watermeal. The east side was not experiencing serious problems while the west side was having some of both, Richard said more Trimarine would be applied in an effort to keep those problems in check.

Architectural Committee Update – Jerry Moore – no update

Directory Committee Update – Shelley Hulme

Shelley said she would send drafts to area representatives for double checking accuracy in their areas.

It was suggested including residents in the neighborhood who are not on the waterways, and therefore not part of the HOA.

Old Business

- National Night Out (October 7) – Katheryn Houston – Katheryn provided flyers for area representatives to distribute to neighbors, and asked for volunteers to help with grilling hotdogs etc. Resident Josh Rice, who works for Medical City will provide hot dogs.

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- Newsletter Update – Beth Henkel – no update – Beth apologized for not having a newsletter ready for publication.

New Business

- Resale Certificate Fee.
 - The current fee that is charged by the HOA for house buyers is \$200.
 - The legal limit for the fee established by the state of Texas is \$375.
 - Is there justification to raise the fee?
- The board had no interest in changing the fee, which leaves it at \$200. The purpose of the resale certificate is to provide information about covenants and restrictions and dues fees for the HOA to new homeowners. Four people are involved when houses are sold, the Board member who handles the resale certificates (currently Jon Buck, VP) the treasurer and accountant and the head of the architectural committee to ensure the property is in compliance with HOA guidelines before it is sold to protect the buyer.
- Motion to Adjourn – Next meet to be held October 16, 7 pm at the home of Curt Wheeler, 1510 Millbrook.