

Millbrook HOA Board Meeting Minutes
 Thursday, October 16, 2025, 7:00 PM
 1510 Millbrook Dr

Role	Name	Attending Y/N	Proxy Provided Y/N
President	Richard Bohannon	Y	N/A
Vice President	Jon Buck	N	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	Y	
Area 3	Danny Barton	Y	
Area 4	Curt Wheeler	Y	
Area 5	Jon Buck	N	Y/Pat Monis
Area 6	Shelley Hulme	N	N

Meeting Called to Order- Richard B called the meeting to order at 7:12 pm
 Welcome Attendees : Ray & Vicki Hughel, Sawera Haider, Debbie Wheeler
 Approve the Prior Month Minutes – approved

Treasurer's Report Pat Monis

HOA Treasurer Report 9/18/25 - 10/14/25					
Operating Account (Checking)					
Opening Balance			9/18/2025		\$32,395.83
Date	Description	Deposits	Date	Description	Withdrawals
10/07/25	Trans from Maint - Solitude Oct.	\$6,687.69	09/25/25	TXU Electric	\$62.15
10/12/25	Resale Cert - 1505 Waltham	\$200.00	10/08/25	Solitude - October Canal Services	\$6,687.69
	Subtotal Deposits	\$6,887.69		Subtotal Withdrawals	\$6,749.84
Operating Account Closing Balance			10/14/2025	\$32,533.68	
Maintenance Account (Savings)					
Opening Balance			9/18/2025	\$56,598.05	
Date	Description	Deposits	Date	Description	Withdrawals
09/30/25	Interest Payment	\$68.86	09/17/25	Trans to Operating - Solitude Sept.	\$6,687.69
			10/07/25	Trans to Operating - Solitude Oct.	\$6,687.69
	Subtotal Deposits	\$68.86		Subtotal Withdrawals	\$13,375.38
Maintenance Account Closing Balance			10/14/2025	\$43,291.53	
ALL ACCOUNTS - CLOSING TOTAL			10/14/2025	\$75,825.21	

- Pat asked if she should pay State Farm insurance bill (\$1699). After some discussion, we decided it sounded reasonable and asked her to pay it.
- Richard asked Pat to send him the “Entity Report”, which is filed with the Texas Secretary of State

Lake Committee Update – Mitch Monis

Richard presented an interim progress report from Solitude, the company providing materials and guidance to improve the health of the canals. Some key points:

- Water Quality Report
 - Nitrogen levels are better
 - Phosphorus is up some as a result of dying duck weed
- Sediment Report
 - Once nitrogen and phosphorus are at good levels, it will help with converting clay and silt on the bottom to sand

General discussion from board – can see about 1 foot down in water, a great improvement, plus no fish kill this year, water level is low,

- Mitch indicated more detailed water quality and sediment reports will be coming in November.
- Duckweed and Watermeal Status – Richard reported that duck weed and watermeal are dying

Lake Equipment Update – Don Gwynne (as reported by Richard)

- Fountains
 - Status of Fountain #2 (Wheeler) – motor not working, will be pulled out of the water for trouble shooting.
 - Status of Fountain #4 (Ridgeway) – fountain is fixed and functional
 - Status of Fountain #5 (Wallace) - replacing main power cable from shore, currently inoperable, expect back up this coming weekend.
 - All other fountains are fully functional
- Circulators
 - Are repairs complete? – Mitch reported 1 is fixed and are waiting for warranty-covered parts to fix the other.
 - Can we repurpose them? Or should we move them to storage? – Mitch volunteered to store the circulators which can be converted to fountains in the future, if needed.
- Aerators
 - Don reported that both aerator air pumps operating, but William Ridgeway reported that the bubbler just upstream from him is not working. Don notified Mitch Monis, and it is assumed he will have Lone Star Fountains

come and troubleshoot/fix it. Danny reported that this aerator is out the water. It is blowing, but it is out of the water.

Architectural Committee Update – Jerry Moore – no updates to report

Directory Committee Update – Shelley Hulme - Shelley is sending out proofs of contact information for residents to double check their information to be included in the directory.

Old Business

- **National Night Out** (October 7)
 - Great success, estimated 75 in attendance
 - What worked well? Having police and EMS present is a big win. Food was good. The board thanked Richard for grilling
 - What could we do better next year? Perhaps have a more thorough distribution plan for flyers to get more community involvement. Consider more activities for the kids such as a bounce house. Invite city councilman or mayor

- **Newsletter Update** – Beth Henkel
 - Fall newsletter went out this week.
 - December 2 newsletter may have sections on
 - Dues invoice information (Angela)
 - Annual Meeting reminder and explanation (Richard)
 - Canal Update (Mitch)
 - Christmas Party Reminder (Mary Ann)
 - Suggestions appreciated!

- Neighborhood Matching Grant – Richard Bohannon – Deadline November 3. None of the categories in this city program seem to line up with the Millbrook HOA, but we will continue to look at this opportunity each year in case there is something that is a good fit at some point.

New Business

- Millbrook Annual Service Award
 - For now this will be a one-time award to ?. We will create a very nice plaque, no other gift. All funds to be private donations. It will be presented at the annual meeting.

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- Mitch will take the lead on this effort.
- We may consider making this an annual award next year.
- Millbrook Mill and Overlay street repair project coming in late 2026.
- Location of next meeting is to be determined (either John O'Malley's or Matt Haider's house) on November 20th.

Motion to Adjourn – the meeting adjourned at 8:04 pm

The next meeting is scheduled for 7 pm, Thursday November 20, 2025 at 1520 Waltham Court.