

3-21-2024 Millbrook HOA Board Meeting Minutes

Board Members in Attendance:

Duane Johnston, president

Richard Bohannon, Area 1 representative

Matt Haider, Area 2 Representative

Danny Barton, Area 3 representative

Curt Wheeler, Area 4 representative

Jon Buck, Area 5 Representative

Beth Henkel, secretary

Pat Monis, treasurer

Charles Rhodes, asst. treasurer

Board Members not present:

Don Gwynne – Area 6 Representative

1. Board President Duane Johnston called the meeting to order at 7:00 p.m.

2. Board minutes from February and January were approved

3. Treasury Update: Pat Monis

- Received \$31,856 in deposits from dues that were paid since February and March. We still have seven families who have not paid.
- A discussion followed about the best way to contact residents who have not paid their dues and it was agreed that the area representatives would contact the homeowners who had not paid their dues first, to check on well-being and to kindly remind them to pay as soon as possible. If this attempt of collection via the area representative is not successful, the board will follow the guidelines for collecting dues past the due date as described in Article IV of the HOA Covenant available on the website.

Pat Monis also said she would forward to the area representatives the names of the people who had not paid so they could be contacted by the area representatives.

Beth Henkel suggested that in the future (first of the year for sure) the board should give homeowners specific directions for the several methods available to send in their dues checks.

- The Maintenance account has a balance of \$149, 244. Half of dues collected in March will be transferred to Maintenance account at the end of the month.

4. The board approved an installment plan for homeowners who are not able to make the \$600 payment on time, if requested. Asst. Treasurer Charles Rhodes asked the board to consider this change. The board approved allowing an installment plan with a \$15 fee per installment. The offered plan will require complete payment within six months.

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5. New board members Matt Haider (area 2) and Curt Wheeler (area 4) were reminded that new directors on the board are required to read and understand the covenants, which they will complete by April.

6. Danny Barton (area 3) reported that the diffuser at the natural end of the needs to be weighted down and said he would talk to Don Gwynne about the best way to do that. He also said there is no new beaver activity to report.

7. Fountain updates – several fountains were reported to have operational problems (fountain on Waltham near Katheryn Houston not working, fountain near Curt Wheeler only has one light) and it was noted that Don Gwynne, the HOA resident (and board member) who repairs and takes care of the fountains was aware of the problems and has plans to take care of the repairs. There was also discussion about reminding specific homeowners whose electricity runs the fountains to make sure they are set to run from 7 – 11 each morning and evening.

8. Architectural Committee updates – The committee approved the building of a storage shed at 2805 Millbrook, which has been completed.

9. Canal Updates: President Duane Johnston reported that the annual fish stock will be delivered in April. Approximately 25% will be put in on the Waltham/Postbridge portion of the canal and the rest will be split on the two sides of the Millbrook T. The cost of the restrock is \$1600.

Duane also gave an overview of the ongoing work of the canal committee with leadership from Mitch Monis. Although the plan is not finalized and has not yet been submitted to the board for approval, the committee is looking at a two-pronged approach with some dredging to remove silt islands in the short term, and a plan for long-term maintenance that will keep the canal healthier, reduce reliance on chemicals while still reducing the duckweed and other problems. In addition to the dredging, there would be a “organic removal” system of oxygenation that would aerate the canal as well as introduction of substances that would eat up decaying organic matter on the bottom of the canal.

Charles Rhodes said a few years ago, the city said it was responsible for cleaning out the “check dams” installed in the natural end. Mitch is also continuing to communicate with the city for any assistance they will offer on that issue or others.

Duane said the canal committee is working to get these canal plans going this summer.

10. Duane asked officers of the board to provide written information about the duties and responsibilities they perform in order to provide guidance to future board officers. He also told the board that Beth Henkel, secretary, will now be managing the HOA member email address & contact list.

11. Matt Haider (area 2) indicated that he would not be able to attend the meetings in April and May and gave proxy to Duane Johnson.

12. The board agreed to hold the next meeting on Thursday, April 18 at the home of Duane Johnston 1517 Waltham Court.

