

Millbrook HOA Board Meeting  
October 28, 2021

Present:

Danny Barton  
Don Meissner  
Jerry More  
Pat Monis  
Frank English  
Kim & Bryan Collins

Absent:

Don Gwynne  
Duane Johnston

The Board meeting begun at approximately 7:00pm and the initial discussion began with it's purpose: To restart a conversation regarding recommendation of changes for the HOA's By-Laws and Covenant & Restrictions. However, before that discussion, Frank English provided an update regarding the state of our spillway/dam.

Frank and Charles Rhodes have been working with a contractor to make some needed repairs to the spillway/dam. In particular, there was a camera inspection of the drainage pipe that showed that there was some blockage (roots, etc.) in the drainage pipe that needed to be cleared. Also, during my inspection of that work on weekend, Charles explained that a cover would be inserted into the drainage pipe to stop additional blockage. A copy of this report was received but the invoice for payment is still outstanding. Frank will work with Charles to secure the invoices so that payment may be provided to vendor. Frank also informed board that a proposal will be secured from same company to replace current drainage pipe as well as a trap that will stop logs and other debris from entering the pipe. Additional money may be needed to "rotor rooter" branches out of the drainage pipe. Frank also mentioned that there is a need to work a non-HOA family whose property includes a "clean-out" area that was installed by the city to keep and upstream creek debris from entering our canal. This is a work in process which includes working with the City to make this area easement property.

Jerry provided an update of C&R and By-Laws revisions. The revisions are "not" an exact copy of the Lakewood community documents. Instead, they are changes needed that are appropriate for our community but where there is similar wordage in Lakewood documents, we may use that wordage. Katheryn reminded Jerry of

the recommended changes made by the C&R and By-Laws Rewrite Committee back in 2018. She will send Jerry a copy of these recommendations so that he may consider in his revision. Lastly, it was agreed that as it relates to the 10 ft requirement for fences to be installed from the canal...we will look at these on a case by case basis. Particularly as it relates to property in the natural end area where there are variances in the drop-off to water. Further, residents in the natural end do not have the same view of canal as others....so 10 ft requirement may not be appropriate. As a result, it was concluded that we will look at requests for fence, etc. on a “case by case” basis.

There was a discussion that some residents have not yet received that reimbursement for fountain electric expense. According to Treasurer, based on her information, everyone is up to date in their reimbursements....which are paid quarterly. In order to initiate payment, a report is received from Don Gwynne that reflects amount of electrical use by impacted residents to operate fountains each quarter. Right now, we believe all residents are up to date in quarterly payments. If not, it should be reported to our treasurer.

Danny Barton reported that residents have not seen “dominant” beaver that has caused damage to several residents’ property. According to Danny, per the trapper, as soon as the beaver is spotted, traps will again be placed. The trapper will not provide us with a final bill until we catch dominant beaver. The initial beaver that was trapped will be invoiced when final bill is received.

The meeting was adjourned at approximately 8:15 p.m.