

Millbrook HOA Board Meeting (by call-in to a conferencing telephone number)  
Thursday, January 13, 2022

Present:

Katheryn Houston  
Danny Barton  
Don Meissner  
Jerry Moore  
Pat Monis  
Don Gwynne  
Duane Johnston  
Charles Rhodes

1. The President called meeting to order at approximately 7:00 pm.
2. Charles Rhodes discussed the remediation efforts on the large corrugated pipe from the gate valve to the spillway. Charges from the contractor for cleaning out the debris from the pipe exceeded the \$2,500 amount already approved by the Board. Charles Rhodes has paid the contractor including a \$337 excess over the earlier approved amount. Don Gwynne moved that the excess amount be approved and Charles be reimbursed the entire amount he paid. Duane Johnston seconded the motion, which was unanimously approved.
3. Jerry Moore discussed the requirement for an IRS Form W-9.
4. Katheryn Houston discussed the draft agenda for the Annual Meeting, including dues collection status, overall state of the canal, fountain status, cleaning status, beaver status, and the work underway on the dam and spillway.
5. Meeting is set for Thursday, January 27, 2022 at 7:00 pm, at St. Stephen United Methodist Church, 1800 W. Randol Mill Road, Arlington, TX 76012. The room we use is large enough to allow for spreading out for social distancing.
6. In response to a question about how much meeting notice is required by the Texas HOA laws, Charles Rhodes cited 215.006, Section C, which requires membership to receive at least 10 days notice.
7. Don Gwynne volunteered to provide an Absentee Ballot form to Katheryn for her to send out with the meeting notice.

The meeting was adjourned at 8:01 p.m.

Respectfully submitted,  
Don Gwynne  
Secretary

