

Millbrook Addition Home Owners Association
Minutes of Regular Board Meeting, 21 July 2021
In home of the President, 1507 Waltham Court, Arlington, TX 76012

1. The President called the meeting to order at 7:03 pm.

2. Attendees:

Katheryn Houston (President)
Duane Johnston (Vice President and Area 1 Representative)
Don Gwynne (Secretary and Area 6 Representative)
Don Meissner (Area 4 Representative)
Danny Barton (Area 3 Representative)
Pat Monis (Area 5 Representative)
Frank English
Charles Rhodes
Chris Santos
Jushita Rahman
Linda Switzer
Mike Sheen

2. Katheryn Houston made opening remarks regarding the need for future planning, especially in light of the unsuccessful effort to secure membership approval for a substantial increase of the annual dues. She then turned the discussion over to the Canal Committee (composed of Charles Rhodes, Frank English, and Don Meissner). They recommended focusing on future dredging requirements and alternative dredging approaches, maintenance of the dam, spillway, and walls. Discussion followed regarding findings to date.

3. Frank English and Charles Rhodes recently surveyed the dam. Charles Rhodes stated that the dam is the most important single issue. Without it, there will be no canal system. About a mile northeast of us, the Prestonwood HOA totally lost their dam due to soil erosion. Their dam was actually made of dirt with a concrete overshell. They are now faced with more than a million dollars of reconstruction and repair costs. Our dam is of similar construction. Many people think it is solid concrete, but it is not. It is constructed of dirt with concrete over it. Hence anything that threatens to erode the dirt underneath is a serious problem. In the event any heavy machinery ever needs access to our dam area, they would have to get there via Joyce Hail's driveway and property, which would likely cause damage that the HOA would have to cover.

4. Charles noted that the good news is that for a 50 year old dam, it is in pretty good shape overall. There is one problem that needs to be addressed promptly. There is a metal culvert that reaches from the gate valve several yards from the dam, to an exit near the bottom of the spillway. It is heavily corroded, and if it collapses, the same erosion that caused the Prestonwood dam failure will ensue. Charles recommended engaging a testing facility to run a remote video camera up inside the culvert pipe to assess its condition all the way to the gate valve. The next step would be to engage a company capable of inserting a composite pipe liner. One firm under consideration (Cardinal Strategies LLC) recently performed a similar repair in McKinney.

5. Discussion followed regarding the condition of the gate valve. The dredging contractor damaged it in April 2009. The dredging contractor acknowledged their responsibility and hired a professional underwater welding diver to perform repairs. After repairs were completed, the Board discussed whether to open and close the gate valve to verify the repair was successful. After discussion, it was decided not to cycle it, for fear it might not close

completely and result in an abrupt draining of the canals. There followed a short discussion of hypothetical reasons that the gate valve would ever be opened (e.g., for ease of wall repairs by individual homeowners). There is a risk of wall damage if the water level is dropped too quickly, before the water on the land side of a wall can equalize with the lower water level. Don Gwynne noted that several times in the past, the water level was lowered significantly during dredging operations, and that it happened slowly over a period of several days, allowing for equalization of the hydrostatic pressure on both sides of canal walls, minimizing damage to them.

6. Charles Rhodes asked for the Board to approve the expenditure of engaging a company to run a remote video camera all the way to the gate valve. Don Gwynne moved that the Board authorize the Committee to expend funds to get the camera survey, and to solicit bids for the repair (pipe liner) of the rusted pipe. Duane Johnston seconded the motion. The approximate cost for the camera survey was estimated \$2,000 to \$3,000. The motion was approved unanimously.

7. Charles then addressed tree root problems causing damage to concrete on the edges of the dam. He circulated photos illustrating the problem. Not critical now, but a few trees may eventually need to be removed, perhaps this coming fall. They are on Joyce Hail's property and on Mike Sheen's property. Mike Sheen stated he had no objection to the needed removals when the time comes. Katheryn asked whether Joyce had similarly agreed. Not yet. She will probably require assurance of insurance coverage and repair of any damage to her driveway and lawns.

8. Lastly, Charles addressed small holes that have developed in the concrete covering of the dam which need to be repaired. Repairs will be inexpensive, entailing epoxy and grout/cement mix applied by volunteers. These are petty expenses, estimate in the vicinity of \$100. Board agreed to reimburse these minor expenses upon receipt.

9. Discussion shifted to the junction of the east and west canals underneath Millbrook Drive, just east of the Israel home. The pipe emptying into the east canal does not join the two canals, it is the outlet of a storm drain on Millbrook Drive. Charles described a 4' concrete culvert seen on city plans that joins the east and west canals. It is supposedly located directly underneath the storm drain pipe. The concern is that if the 4' concrete culvert is obstructed by silt, then there is no exit path for rising water on the east side. In heavy rain conditions, this could potentially result in flooding on the east canal. It is very important to verify the 4' concrete culvert is not obstructed, to protect the east canal homes from flooding. No specific proposal was advanced at this time.

10. Next discussion was the inflow at the natural end underneath Lakebrook Drive. Charles briefed history before and after the City of Arlington's construction project of new large rectangular culverts under Lakebrook Drive. He noted that the City project included three silt dams east of Lakebrook Drive, but that the City made no provision for a maintenance easement so they could be periodically cleaned out. Charles said that the City is now researching how they traps could be cleaned regularly in the future. The Committee will focus on bank erosion in the future, but the near term focus is the gate valve pipe sleeve repair and assurance that the 4' concrete culvert joining the east and west canals is clear of silt and debris.

11. The Committee discussed the idea of a trash rack at Lakebrook Drive; four different companies recommended against it, out of concerns for flooding east of Lakebrook Drive if it gets blocked by debris. Katheryn noted that Lakewood HOA off Bowen had a trash rack that the City installed, but the debris from a really heavy rain just tore it apart.

12. Discussion turned to whether the HOA has a “catch and release” policy. It is apparently unwritten “tribal knowledge.” Katheryn was concerned that fishermen not remove our tilapia. Don Gwynne noted that tilapia feed on algae, and are generally not what fishermen catch. Concerns then focused on species such as black bass feeding on young tilapia. So in a way, better to let the fishermen to catch and not release the larger black basses. Several articles recommend against “catch and release” for small ponds. Consensus was to simply drop the issue of “catch and release” or not. It was incidentally noted that our canals also host some very large catfish. Don Gwynne noted that several years ago a fish survey was accomplished. He agreed to try to find a copy of the results in the historical records, but it will be well out of date by now.

13. Katheryn voiced curiosity as to why not much of a duckweed problem this year on the west side. One attendee showed some recent photos that appeared to show some duckweed, or possibly watermeal, on the west canal. Don Gwynne noted he fought duckweed on the east canal several times this year, using a diquat aquatic herbicide in his electric powered spray tank.

14. The meeting was adjourned at 8:50 pm.

Respectfully submitted,

(signed)

Don Gwynne

Secretary, Millbrook Addition Home Owners Association

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