

Millbrook HOA Board Meeting Minutes  
 Thursday, February 19, 2026, 7:00 PM  
 1521 Waltham Ct

Role	Name	Attending Y/N	Proxy Provided Y/N
President	Richard Bohannon	Y	N/A
Vice President	Jon Buck	Y	N/A
Treasurer	Pat Monis	Y	N/A
Accountant	Angela Ridgeway	Y	N/A
Secretary	Beth Henkel	Y	N/A
Area 1	John O'Malley	Y	
Area 2	Stan Fitzer	Y	
Area 3	Danny Barton	Y	
Area 4	Curt Wheeler	N	Tom McMahon
Area 5	Jon Buck	Y	
Area 6	Josh Rice	Y	

Meeting Called to Order – at 7:02 pm

Welcome Attendees – no guests in attendance

Approve the Prior Month Minutes – from November 25 and January 26 (annual meeting)

President's Report – Richard Bohannon

- Overview of Priorities and Objectives for 2026
- Complete Year 2 of SOLitude TryMarine program, with Mitch Monis continuing as HOA leader on this project.
- Work with the City to implement ways to minimize silt coming into our lake from the upstream creek. Someone will need to lead this effort. Tom McMahon suggested polling the HOA members for someone willing to take on this role.
- Rework the Covenants & Restrictions to give the HOA more tools to deal with violators. This suggestion comes from Jerry Moore who heads the architectural control committee. Jerry has developed a draft of the revised C&R and Richard will work with Jerry to finalize the revisions and will bring it to the board for review. Any changes must be approved by the membership at the next annual meeting (January 2027).
- Include non-HOA residents of Millbrook in the next edition of the directory (to be published in January 2027.) Shelley Hulme will lead this but will need help collecting the data.
- Create a set of HOA Standard Operating Procedures to standardize and streamline recurring activities such as elections, dues collection and annual meeting preparation. Richard will lead this delegating completion of various SOPs to the appropriate people.
- Modernize the HOA website. Jon Buck will own this.

Treasurer's Report – Pat Monis



<b>HOA Treasurer Report 01/01/26 through 02/18/26</b>					
<b>Operating Account (Checking)</b>					
<b>Opening Balance</b>			<b>1/1/2026</b>	<b>\$28,213.57</b>	
<b>Date</b>	<b>Description</b>	<b>Deposits</b>	<b>Date</b>	<b>Description</b>	<b>Withdrawals</b>
01/06/26	Jan. 6 Dues Deposit	\$4,500.00	01/07/26	Post Office Box Annual Rental	\$244.00
01/09/26	Jan. 9 Dues Deposit	\$7,800.00	01/22/26	TXU Electric	\$62.90
01/12/26	Week of Jan. 12 Dues Deposit	\$6,300.00	01/27/26	Lone Star Fountains	\$721.48
01/19/26	week of Jan. 19 Dues Deposit	\$13,800.00	02/13/26	Transfer 1/2 Jan. Dues for Maint.	\$23,100.00
01/26/26	Week of Jan. 26 Dues Deposit	\$13,801.00	02/15/26	Transfer 1/2 Feb. Dues for Maint.	\$3,900.00
02/02/26	Week of Feb. 2 Dues Deposit	\$6,000.00	02/18/26	Lone Star Fountains	\$521.99
02/09/26	Week of Feb. 9 Dues Deposit	\$1,806.00			
02/10/26	Duane Johnston Billpay Credit	\$155.31			
	<b>Subtotal Deposits</b>	<b>\$54,162.31</b>		<b>Subtotal Withdrawals</b>	<b>\$28,550.37</b>
<b>Operating Account Closing Balance</b>			<b>2/18/2026</b>	<b>\$53,825.51</b>	
<b>Maintenance Account (Savings)</b>					
<b>Opening Balance</b>			<b>1/1/2026</b>	<b>\$36,603.84</b>	
<b>Date</b>	<b>Description</b>	<b>Deposits</b>	<b>Date</b>	<b>Description</b>	<b>Withdrawals</b>
01/01/26	Interest	\$31.49			
02/13/26	Trans. Jan Dues from Operat.	\$23,100.00			
02/15/26	Trans. Feb Dues from Operat.	\$3,900.00			
	<b>Subtotal Deposits</b>	<b>\$27,031.49</b>		<b>Subtotal Withdrawals</b>	<b>\$0.00</b>
<b>Maintenance Account Closing Balance</b>			<b>2/18/2026</b>	<b>\$63,635.33</b>	
<b>ALL ACCOUNTS - CLOSING TOTAL</b>			<b>2/18/2026</b>	<b>\$117,460.84</b>	

Lake Committee Report – Mitch Monis

- 2026 Solitude Contract Discussion and Approval – Board voted unanimously to accept contract with SOLitude, the provider of the TryMarine treatment program for the canals. The key highlights of the features of the 2026 contract are listed below.

### 1. Contract Term & Timing

- **2025 Program:** May 1 – November 30 (7 months)
- **2026 Program:** March 1 – November 30 (9 months)

The 2026 longer treatment time allows treatment to begin earlier in the growing season, which may improve effectiveness in managing sediment and nutrient cycling before peak summer conditions.

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### 2. Pricing

- **2025 Total Cost:** \$43,246
- **2026 Total Cost:** \$33,840
- **Reduction:** \$9,406 (approximately 22% decrease)
- **2025 Monthly Invoice:** \$6,178 (7 months)
- **2026 Monthly Invoice:** \$3,760 (9 months)

Despite the longer term and expanded services, the total contract amount is significantly lower in 2026.

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### 3. Scope Enhancements (Major Additions in 2026)

The 2026 agreement materially expands monitoring and data collection compared to 2025. In addition to TryMarine applications, the following services are newly included:

#### A. Lake Mapping & Bathymetry

- GPS-based surface mapping
- Hydro-acoustic depth sounding
- Depth contour maps
- 3D lake bottom modeling
- Surface area, average depth, maximum depth, and total volume calculations
- Digital maps and summary report

This provides a measurable baseline for evaluating sediment reduction progress over time.

#### B. Expanded Water Quality Testing

- Surface and bottom dissolved oxygen, temperature, pH, clarity
- Laboratory analysis for:
  - Total phosphorus
  - Free reactive phosphorus
  - Total nitrogen

#### C. Algae Testing (Lab-Based)

- Species identification
- Blue-green vs. green algae analysis
- Total algae quantification

#### D. Sediment Testing

- Sediment sampling
- Nutrient and texture analysis

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#### 4. Legal & Risk Provisions

The standard legal terms—including termination, early termination fees (50% of remaining contract value), arbitration, liability limits, and indemnification—remain substantially unchanged from 2025.

The initial term increases from 7 months to 9 months, consistent with the earlier program start date.

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#### 5. Overall Assessment

- The 2026 proposal:
  - Extends treatment into early spring
  - Reduces overall cost
  - Adds significant scientific monitoring and reporting
  - Establishes measurable lake data for evaluating long-term biological dredging effectiveness
  - Maintains similar contractual risk provisions as the prior agreement
  - In summary, the 2026 agreement shifts the program from primarily treatment-focused to treatment plus structured measurement and analysis, while reducing overall cost.
  
- Proposed change to aerator scheduling to lower electrical costs
  - Revise the schedule to run the aerator pumps from April 1 to October 31, a total of 7 months on, 5 months off.
  
- Change in fish stocking strategy - The Lake Committee proposes an update to our fish stocking strategy. The general consensus is that tilapia have not effectively controlled duckweed or watermeal. Based on SOLitude's recommendation, we propose stocking bluegill and fathead minnows instead. These species better support long-term lake health and our muck reduction goals — and unlike tilapia, they will survive the winter, allowing the lake to build a stronger beneficial fish population over time. Following a short discussion, the board approved the change unanimously.
  
- Lake Equipment Report – Don Gwynne
  - Fountain #6 (Jacobs) – Power unit has failed. The plan is to replace it using one of the reconfigured circulator pumps.
  - Fountain #8 (Sandercox) – Power unit repaired by Lone Star, and Don is going to pick it up.
  
- Circulators
- Aerators

Architectural Committee Report – Jerry Moore

Directory Committee Report – Shelley Hulme

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Newsletter Report – Beth Henkel – February edition has been delivered and will begin work on an April or May edition. Some ideas for subject matter – reminders about fertilizer and how it negatively impacts the canals and to not blow grass into the canals

#### Old Business

New Business – Danny Barton said there may be a beaver in the west canal. Jon Buck shared video of an otter eating a fish and swimming in the east canal.

- Hosts & dates for next three board meetings.
  - March 19 at the home of John O'Malley, 1509 Waltham Ct.
  - April 16 at the home of Pat & Mitch Monis 2802 Millbrook Ct.
  - May 21 at the home of Angela Ridgeway 1505 Postbridge Ct.

Meeting adjourned at 8:00 pm