

Millbrook HOA Board Meeting Minutes
 Thursday, March 19, 2026, 7:00 PM
 1509 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	N	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	Y	
Area 5	Jon Buck	Y	
Area 6	Josh Rice	Y	

Call to Order – Richard called the meeting to order at 7:05 pm
 Welcome Attendees – No guests in attendance
 Approve the Prior Month Minutes – approved unanimously

Treasurer's Report – Pat Monis

- Last Month's Deposits and Withdrawals

HOA Treasurer Report 02/19/26 through 03/19/26					
Operating Account (Checking)					
Opening Balance			2/19/2026		\$53,825.51
Date	Description	Deposits	Date	Description	Withdrawals
03/04/26	Dues - 2805 Westwood	\$612.00	02/20/26	Annual Meeting Printing- B.Henkel	\$23.82
03/10/26	Adobe	\$32.46	02/23/26	TXU Electric	\$93.08
			02/26/26	Adobe	\$32.46
			03/04/26	Solitude Lake Management	\$2,165.00
			03/18/26	Last Dues Transfer	\$300.00
	Subtotal Deposits	\$644.46		Subtotal Withdrawals	\$2,614.36

Operating Account Closing Balance			3/16/2026	\$51,855.61	
Maintenance Account (Savings) Opening Balance			2/19/2026	\$63,635.33	
Date	Description	Deposits	Date	Description	Withdrawals
03/18/26	Last Dues Transfer	\$300.00			
	Subtotal Deposits	\$300.00		Subtotal Withdrawals	\$0.00
Maintenance Account Closing Balance			3/19/2026	\$63,935.33	
ALL ACCOUNTS - CLOSING TOTAL			3/19/2026	\$115,790.94	

- Pat suggests transferring money from operating account to maintenance account, leaving the amount collected from this year’s dues in the operating account (checking) to pay for the items needed for canal upkeep. Following some discussion Richard asked if the item could be tabled until the April meeting to allow for more research/discussion.
- Outstanding Dues – all paid as of March 5, 2026
- Sales Tax Exemption Status – Pat is looking into whether a HOA qualifies for a 501c4, as she continues to try to get information from the Secretary of State’s office on what needs to be done.
- Pat also inquired about a past due invoice she received from LoneStar for \$162

Lake Committee Report – Mitch Monis

- SePro water quality testing – the board instructed Mitch to proceed with 3rd party testing for our canal water checking for things such as E.coli, phosphorus, nitrogen. The cost is \$169 and will likely only need to be done once a year.
- Solitude services – awaiting results of testing for first 4 bullets below
 - Water quality testing
 - Algae testing
 - Sediment testing
 - Lake depth measurement

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- Fish stocking – completed the morning of March 19th. 80 lbs. of 1-2” fathead minnows and 2,000 2.5”- 3.5’ blue gills were introduced into both the east and west sides of the canal.
- Strategy for treating watermeal and duckweed – there was an early outbreak of duck weed on the east side. Mitch acquired a backpack sprayer, and he and Richard sprayed Diquat for duckweed control during peak application time (in the morning, calm winds, and when duckweed is contained in relatively small area, not when it is spread out) resulting in an 80% reduction of duckweed. In the past, we paid companies to apply the Diquat, and it was often less effective because it was not always applied at the best time of day. By using a DIY approach, there will be a substantial reduction in costs for duckweed control. It is requested that residents report duckweed outbreaks as soon as possible to this email address: millbrookcanalshoa@gmail.com.

Lake Equipment Report – Don Gwynne

- Fountains
 - Fountain #5 (Wallace) – Unbalanced (reported 3/6, due to recent storm?) – fixed by Danny Barton
 - Fountain #6 (Jacobs) – fountain scheduled to be pulled out of the water on 3/20 for troubleshooting.
 - Fountain #7 (Kinneer) – Power unit failed, pending diagnostics.
 - Fountain #8 (Sandercox) – Repaired power unit on hand, pending – scheduled to be installed on March 20.
- Don picked up two of the repaired fountain motors at LoneStar.
- Circulators – Coming online April 1st.

Architectural Committee Report – Jerry Moore- No requests

Directory Committee Report – Shelley Hulme – Richard stated work will begin in the near future to include neighbors who are in the Millbrook Addition, but who are not dues paying HOA members because they do not live on the canal.

Newsletter Report – Beth Henkel- took note of several story ideas for a Spring edition, including yard maintenance tips to keep the canal healthy, and wildlife updates.

Old Business

- Possible beaver in east lake. Time to call trapper? – Danny Barton said he needs to have evidence of beaver damage before contacting trapper.
- Upcoming board meeting hosts:
 - April 16 at the home of Pat & Mitch Monis 2802 Millbrook Ct.

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- May 21 at the home of Angela Ridgeway 1505 Postbridge Ct.

New Business

- Adjourn Meeting – 7:51 pm. Next meeting on April 16, 7pm, at the home of Pat & Mitch Monis 2802 Millbrook Ct.