

Longbrooke Homeowner's Association
Trustee Meeting Minutes
July 11, 2024

Present: Jacqui Gareau – President; Patty Allison-Roy – Secretary; Kaelin Bobula – Assistant Pool Trustee/Social; Kelly Browning – Grounds Trustee; Caitlyn Goodwin – Vice President; Greg Bosl – Pool Trustee; Sara Gaines – Architectural Trustee

Meeting began at 7:05 pm

Gareau called the meeting to order.

Minutes were approved as amended. Motion made by Gareau and seconded by Goodwin.

President's Report – Gareau

Gareau stated that she will be reaching out to the developer about the fencing around Smith School. They were supposed to put up by 7/8.

Gareau stated that a homeowner was requesting an inspection of records/Gareau and Roy working to gather documents to send to homeowner.

Vice President's Report – No report

Secretary's Report – No report

Treasurer's Report – Gareau

Gareau stated that we ended the month with \$383,072. June deposits were \$8,727.92. Expenses included the following: \$769.80 – Property taxes; \$21.60– Postage; \$90.00 – QuickBooks monthly charge; \$305.36 – First Energy and \$175.00 to Shannon Kampa for accounting services.

Gareau stated that 297 homes had paid the 2023 dues.

Gareau stated that 264 homes had paid the 2024 dues.

Gareau stated that per our attorney we can set up a PayPal account for the HOA.

Architectural Report – Gaines

Gaines stated that a request was made for solar panels which was approved.

Gaines stated that they met with the developers about colors for the new houses. A booklet with options to be sent to the committee before 7/22 when they have a meeting. Gaines stated that there are 3 designs: 1 with a master down and 2 with a master up. Houses will either be craftsmen or farmhouse.

Grounds Report – Browning

Browning stated she has received 2 quotes for the remaining entrance signs and is still requesting a few more.

Browning is going over the grounds contract with Kyle as this will be going out for bid as well.

Browning had received 3 complaints about other HOA violations.

Browning has started a community helpers' program which has already helped one homeowner out this past month. So far there are 4 members.

Browning is meeting with the city and police departments about the city codes.

Pool Report– Bosl/Bobula

Bobula stated that Astro Pools directed us to an architectural company to get drawings before they would quote. Ohio Custom Pools will do 3D renderings for around \$3500. The board unanimously voted to approve these charges.

Gareau stated that she was going to ask our attorney that if we were to have a special meeting for the pool could we combine it with the by-laws and have one meeting.

Bosl stated that he had spoken with 3 contractors: Aqua Pools, Ohio Custom Pools and American Stamped Concrete.

Bosl stated that he locked the pit covers, took down the diving board and cleaned the leaves out of the pool.

Social Report – Bobula

Bobula stated that movie night will be July 27th.

Bobula stated that we will be moving the garage sale to August 1st through the 3rd.

Bobula is working on an adult party for September.

Other Business

Next meeting will be August 15th.

The meeting was adjourned at 8:53pm. A motion to adjourn was made by Gareau and seconded by Browning.

Respectfully submitted,
Patty Allison-Roy, Secretary