

Longbrooke Homeowner's Association
Trustee Meeting Minutes
July 24, 2025

Present: Jacqui Gareau – President; Patty Allison-Roy – Secretary; Kaelin Bobula – Social Trustee; Kelly Browning – Grounds Trustee; Sara Gaines – Architectural Trustee

Zoom: Greg Bosl – Pool Trustee; Sara Gaines – Architectural Trustee; Jenn Camera – Vice President

Absent: Ryan Burt – Assistant Pool Trustee

Meeting began at 7:09 pm

Gareau called the meeting to order.

A motion was made by Gareau to table the approval of the June minutes until legal counsel has time to look over for recommendations, seconded by Browning.

Gareau stated that the vote for Jenn Camera to Vice President was voted on by the board unanimously via email. Camera is now the new VP.

The special meeting has now been set for September 20th. Gareau will reach out to Grindstone.

President's Report – Gareau

Gareau discussed the ongoing contract negotiations with Cerny.

Gareau stated that we send a welcome letter to the new homeowners. Gareau to work with Lindsey Wrubel on what we can put in there. Suggestions for things to include: social events, website, contact list, newsletter and email blast.

Gareau stated that she was starting to hear back from management companies. Custom Property Management is around \$3030, Guardian Asset Management is around \$2500 a month, M2 Management is a company that can do the financial management only and would like to come and present to us. This could be a more affordable option for the association.

Vice President's Report – No Report

Secretary's Report – No report

Treasurer's Report – No Report

Architectural Report – Gaines

Gaines stated that there has been requests for a fence and addition. Gaines also stated that new homeowners are reaching out with some questions.

Grounds Report – Browning

Browning stated that she investigated the inquiry regarding the mailboxes for the homes. There is nothing in the city ordinance for Berea that has anything about mailboxes being on the street.

Browning stated that the developer and builder reached out to Kyle's information, but developer hired someone else.

Browning stated that dogs were urinating on bushes at signs that were put in back in 2024.

Browning stated there was a homeowner who reached out for community helpers to help her weed.

Browning states that violations were sent out for weeds, garbage cans, and a trailer. Also, two letters with the intent to fine were sent for weeds and garbage cans.

Browning was made aware of a rotting shed on Race & Beeler.

Browning stated that the community engagement committee had collected 10 votes.

Pool Report– Bosl

Bosl stated that Construction Dynamics submitted the quote for a resort style pool but we are waiting on the 25 meter pool.

Camera asked what can we do for possible fundraising.

Social Report – Bobula

Bobula stated that so far 7 homes are participating in the garage sale which is August 14-16th.

Other Business

The meeting was adjourned at 8:45pm. Motion to adjourn was made by Browning and seconded by Bobula.

Respectfully submitted,
Patty Allison-Roy, Secretary