

Longbrooke Homeowner's Association
Trustee Meeting Minutes
June 12, 2025

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

Additional Attendees: Lindsey Wrube of Eques Law, Dave Cerny of Smith School LLC, Mark Kopcienski of K. Hovnanian

Meeting began at 7:12pm

Gareau called the meeting to order.

Discussion with Wrubel, Cerny & Kopcienski

The Board met with Dave Cerny from Smith School LLC and Mark Kopcienski from K. Hovnanian, with our legal counsel Lindsey Wrubel also present. The purpose of the meeting was to discuss the potential implementation of the Purchase Agreement and Maintenance Agreement, with the HOA as a party. No decisions were made during this meeting. Further discussion was tabled for a future Executive Session meeting.

President's Report – Gareau

Gareau stated that she is still waiting on some management companies pricing.

Gareau also stated that a letter was sent to 399 Crossbrook about the potential concerns it is going to operate as a business/Air BNB.

Vice President's Report – No Report

Secretary's Report – No report

Treasurer's Report – Gareau

Gareau stated that we ended the month with \$448,735.85. May deposits were \$15,025.89. Expenses included the following: \$37.80 – Paypal for Constant Contact; \$219.84 – QuickBooks monthly charge; \$2714.28 - Kane's Landscaping; \$293.99 – First Energy; \$478.76 - Shannon Kampa for accounting services; \$11585.00 - Cincinnati Insurance Company; \$74.25 - Bank Encoding error; \$34 - USPS for stamps; \$220.19 - Go Daddy for website hosting.

Gareau stated that 296 homes had paid the 2023 dues.

Gareau stated that 281 homes had paid the 2024 dues.

Gareau stated that 248 homes had paid the 2025 dues.

Architectural Report – Gaines

Gaines stated that a new homeowner has asked how the process worked, was looking to add a shed.

Grounds Report – Browning

Browning stated that she had sent out violation letter for mostly grass and trash cans.

Browning stated that the camper has been moved.

Browning stated that a homeowner had asked her about parking a boat, Browning advised that it need to be parked out of public view.

Browning also received a complaint from a homeowner who is a realtor stating they had taken it upon themselves to inform a new homeowner that they were not allowed to park their pickup truck on their driveway. Browning advised that this was inaccurate and not appropriate.

Browning states she had our contractor mow the easement behind the new homes at the beginning of the season as a courtesy to get it cleaned up but has advised our contractor to discontinue mowing the easement areas that are on private property, not owned by Longbrooke.

Pool Report– Bosl

Bosl stated that Construction Dynamics would like to meet on 6/23.

Social Report – No Report

Other Business

New Assistant Pool Trustee, Ryan Burt was voted in via unanimous email vote.

The meeting was adjourned at 8:52pm. Motion to adjourn was made by Browning and seconded by Gareau.

Respectfully submitted,
Patty Allison-Roy, Secretary