

Longbrooke Homeowner's Association
October 10, 2024

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

Absent: Sara Gaines – Architectural Trustee

Meeting began at 7:09 pm

President's Report – Gareau

Gareau stated that the by-law meeting is all set for October 26th at Grindstone Elementary School at 8:30am.

Gareau stated that we changed the distribution of the newsletter to Constant Contact which has a monthly charge of \$12.96.

Gareau stated that a model home should be constructed by mid-November.

Gareau stated that we are still waiting on pool quotes.

Gareau is working with legal on email policies.

Vice President's Report – Goodwin

Goodwin stated that we have some votes for the by-laws coming in via email.

Secretary's Report – No report

Treasurer's Report – Gareau

Gareau stated that we ended the month with \$371,735.58. October deposits were \$702.82. Expenses included the following: \$21.60 – Mail Chimp for newsletter blast; \$12.96 – Constant Contact; \$99.00 – QuickBooks monthly charge; \$15.00 – Bank Fee; \$275.46 – First Energy; \$864.00 – Eques Law for legal services; \$100.32 – Staples via PayPal for copies and \$175.00 to Shannon Kampa for accounting services.

Gareau stated that 297 homes had paid the 2023 dues.

Gareau stated that 268 homes had paid the 2024 dues.

Architectural Report – No report

Grounds Report – Browning

Browning stated that the remaining entrance sign work will begin October 14th.

Browning is working on the fine structure which will go into place after 2 violations. After that there will be an enforcement hearing. Most violations are for trash cans, weeds and trailers.

Browning stated that she has had 1 request for community helpers.

Pool Report– Bosl/Bobula

Bosl stated that he is still straining and pumping the pool out after it rains.

Bobula reached out twice to a company that Judy Justice had said they were interested in the pool work but has never heard back. The company was Construction Dynamics.

Social Report – Bobula

Bobula stated that movie night will be October 25th the Nightmare Before Xmas.

Other Business

Next meeting is November 11th.

The meeting was adjourned at 8:09 pm. A motion to adjourn was made by Goodwin and seconded by Bobula.

Respectfully submitted,
Patty Allison-Roy, Secretary