

Longbrooke Homeowner's Association  
Trustee Meeting Minutes  
June 6, 2024

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

Meeting began at 7:10pm

Gareau called the meeting to order.

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

**President's Report – Gareau**

Gareau stated that the website is up and running and there has been positive response so far. Gareau stated that newsletter went out still had to mail around 90

Gareau stated that the Smith School closing date has been moved to 6/15. The plan is to demo ASAP. The developer will be at the final walk through to answer any questions that residents may have.

Gareau stated that the pool committee is working on repair quotes while the board works on new build quotes.

**Vice President's Report – Goodwin**

Goodwin stated that for the by-laws we can use the directed proxies. Checking with the attorney to see if we need a quorum for special meeting or do directed proxies count. Homeowners will be able to vote in person and are able to change their vote.

Goodwin looking into dates for a meeting, possibly August once school is re-opened. Bosl will check with Heritage Church. Gareau to check with Garrity Center.

**Secretary's Report – No report**

**Treasurer's Report – Gareau**

Gareau stated that we ended the month with \$383,986.14. April deposits were \$8,727.92. Expenses included the following: \$192.00 – Eques, Inc for monthly legal charge; \$769.80 – Property taxes; \$68.00 – Postage for newsletters; \$29.16 – Berea Storage Facility; \$129.47 – GoDaddy for website; \$90.00 – QuickBooks monthly charge; \$303.23 – First Energy and \$175.00 to Shannon Kampa for accounting services.

Gareau stated that 295 homes had paid the 2023 dues.

Gareau stated that 363 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 deck, fence, and an above ground pool had been approved. For the above pool making sure they are being professionally installed. Gaines state that a request for a new roof.

Gaines stated that the online submissions is working well, turnaround has been much faster.

**Grounds Report – Browning**

Browning stated that there were a lot of garbage can violations.

**Pool Report– Bosl/Bobula**

Bobula stated that we are setting up a meeting with Ohio Custom Pools and the Board. Date is TBD. If we are to get engineered drawings that would cost around \$20-25k.

Bosl said that the pool committee had another meeting, but they hadn't really got anywhere as most people they reached out to are too busy at this time.

**Social Report – Bobula**

Bobula stated that we will be bringing back the 4<sup>th</sup> of July Bike Parade this year. Bobula stated that Officer Caddell will be leading the bike parade. Bobula will be making up goodie bags and Gareau is donating bomb pops.

Bobula stated that movie night will be July 27<sup>th</sup>.

Bobula stated that we will be moving the garage sale to August 2<sup>nd</sup> through the 4<sup>th</sup>.

**Other Business**

Next meeting will be July 11<sup>th</sup>.

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