

Longbrooke Homeowner's Association
January 23, 2025

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; Sara Gaines – Architectural Trustee

Meeting began at 7:04 pm

Minutes approved by Bosl seconded by Browning.

President's Report – Gareau

Gareau is working on the annual meeting, if the school can still accommodate the date.

Gareau stated that budget for next year needs to be reviewed. Possibly look for an alternative electric supplier to help with costs there.

Vice President's Report – Goodwin

Goodwin stated that she would be sending out a list for each board member to help canvas for by-law votes before the annual meeting.

Secretary's Report – No report

Treasurer's Report – Gareau

Gareau stated that we ended the month with \$361,601.06. December deposits were \$11,388.84. Expenses included the following: \$12.96 – Constant Contact; \$257.85 – Patty Allison-Roy for Admin Supplies; \$1428.57 – Kyle Lester for landscaping services; \$4000.00 – Kyle Lester for entrance sign; \$5229.93 – Phillips & Mille – Legal Fees; \$99.00 – QuickBooks monthly charge; \$268.31 – First Energy; \$1089.00 – Eques Law for legal services; and \$175.00 to Shannon Kampa for accounting services.

Gareau stated that 297 homes had paid the 2023 dues.

Gareau stated that 281 homes had paid the 2024 dues.

Architectural Report – Gaines

Gaines stated that the model home is making progress. They broke ground on the second lot.

Grounds Report – Browning

Browning stated that a homeowner was upset that there was no wreath on the Merrimak entrance sign by La Paz. Gareau to follow up about emailing violations.

Pool Report– Bosl

Bosl stated that he is keeping up with the maintenance and nailed the door to the pump house shut.

Social Report – Bobula

Bobula is working on picking a book for the book club, hoping to start it in February.

Other Business

Next meeting is TBD

The meeting was adjourned at 8:05pm. A motion to adjourn was made by Gareau and seconded by Bosl.

Respectfully submitted,
Patty Allison-Roy, Secretary