

Longbrooke Homeowner's Association
November 14, 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; Sara Gaines – Architectural Trustee

Meeting began at 7:06 pm

President's Report – Gareau

Gareau stated that we did get in some more votes for yes on bylaws. Need to figure out a way to get to 202 votes by March.

Gareau stated that the annual meeting will be held March 1st.

Gareau stated that the pool committee resigned but would like one final meeting. Gareau will set up for end of November or beginning of December.

Gareau is checking to see if we can just go with 2 quotes since we are not able to get more.

Gareau is working on a communications policy that will be sent out for us to review. Once reviewed, it will be sent out to each homeowner.

Vice President's Report – Goodwin

Goodwin stated that she will be sending out a sheet of homes for each trustee to canvas. Goodwin stated that Bob Colvin has offered to help.

Secretary's Report – No report

Treasurer's Report – Gareau

Gareau stated that we ended the month with \$370,450.72. November deposits were \$702.82. Expenses included the following: \$12.96 – Constant Contact; \$99.00 – QuickBooks monthly charge; \$5.75 – Quickbooks Payment fee; \$274.22 – First Energy; \$54.00 – 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 276 homes had paid the 2024 dues.

Architectural Report – Gaines

Gaines stated that there have been a few requests for roofs. Also, an inquiry for an above ground pool.

Grounds Report – Browning

Browning stated that the entrance signs are nearly complete. Browning stated that some sandstone has been swapped with some at the pool in order to fit more cohesively. Scrubs still need added.

Browning stated that we had received 4 bids for the grounds/mowing contract. Two of them are out of the question. Working on comparing the other two.

Browning and Roy are working on getting the value of the current mower we own.

Browning stated that our attorneys approved the fine structure letter. Browning will be posting online and will be added to the November newsletter.

Browning sent 2 intent to fine letters which the homeowner has 10 days to respond.

Browning stated that she had a request for community helpers.

Pool Report– No Repoer

Social Report – Bobula

Bobula stated that we will be starting a book club after the first of the year.

Other Business

Next meeting is December 12th.

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

Respectfully submitted,
Patty Allison-Roy, Secretary