

Longbrooke Homeowner's Association
February 26, 2025

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

Absent: Sara Gaines – Architectural Trustee

The meeting began at 7:16 pm

Minutes approved by Bosl seconded by Bobula.

President's Report – Gareau

Gareau stated that Goodwin officially resigned at the Vice President.

Gareau stated that we must elect board members every other year. This year it is looking like it will be Assistant Pool and Vice President.

Gareau stated that she and Roy had a call with the city who is working on getting us a contact for someone who specializes in non-profit organization loans. They also suggested we could possibly use Polaris to build something if we ever needed that done.

Gareau stated that Wrubel will be attending the annual meeting.

Gareau stated that she would still like the trustees to canvass homeowners to help see if we can get any more votes for the by-laws.

Vice President's Report – No Report

Secretary's Report – No report

Treasurer's Report – Gareau

Gareau stated that we ended the month with \$360,664.64. January deposits were \$2.92. Expenses included the following: \$12.96 – Constant Contact; \$ \$99.00 – QuickBooks monthly charge; \$263.68 – 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 for the 2023 dues.

Gareau stated that 281 homes had paid the 2024 dues.

Architectural Report – No Report

Grounds Report – Browning

Browning stated that she sent 3 warning letters, 1 violation notice and 1 intent to fine letter which was served via priority mail. The fines for that homeowner would begin on 3/3/25. Browning did state that one of the homeowners who received a warning letter called and said that she would rectify the situation.

Browning stated that the Christmas wreaths had been taken down.

Pool Report– Bosl

Bosl stated that he is keeping up with the maintenance at the pool.

Social Report – Bobula

Bobula picked The Nightengale by Kristin Hannah for the book club, start date TBD.

Other Business

Next meeting is TBD

Discussion was had about suspending delinquent homeowners' voting rights. Vote to follow.

Gareau and Roy will work on getting the annual meeting signs made and putting them up.

The meeting was adjourned at 7:54pm. A motion to adjourn was made by Bosl and seconded by Gareau.

Respectfully submitted,
Patty Allison-Roy, Secretary