

Longbrooke Homeowner's Association
Trustee Meeting Minutes
April 10, 2025

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

Meeting began at 7:04pm

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 she received approval from Wrubel that we can move forward with the community engagement committee. Wrubel stated that the committee cannot persuade any homeowner to vote one way or another.

Gareau and Roy will be looking into management companies.

Gareau stated that Ryan Burt was possibly interested in the assistant pool trustee position.

Vice President's Report – No Report

Secretary's Report – No report

Treasurer's Report – No Report

Gareau stated that we ended the month with \$451,931.08. March deposits were \$38,487.56. Expenses included the following: \$2,255.22 – Phillips & Mille for legal charges; \$37.800 – Paypal for Constant Contact; \$117.50 – QuickBooks monthly charge; \$312.47 – First Energy; \$175.00 to Shannon Kampa for accounting services; \$107.48 – Berea Square Storage; \$225.00 – Devan & Associates for tax return; \$354.15 – NEORD and \$39.00 – USPS for stamps.

Gareau stated that 296 homes had paid the 2023 dues.

Gareau stated that 281 homes had paid the 2024 dues.

Gareau stated that 111 homes had paid the 2025 dues.

Architectural Report – No Report

Grounds Report – Browning

Browning stated that lot 1 was properly staked but lot 2 was measured in UK measurements at 3.1 feet instead of the standard 5 feet for US measurements. K. Hovanian will go to the city and ask for a way right of easement.

Browning stated Kane's asked to store the tractor in the shed and the board voted no.

Browning stated that community helpers will be happening again this year.

Browning stated that there were a few violations that had been sent out for garbage cans, tarps on a car.

Pool Report– Bosl

Bosl stated that there is no water in the big pool, pump is running. Bosl also stated that he removed the dead skunk from the pool.

Social Report – Bobula

Bobula stated that the book picked for the book club is The Nightengale by Kristen Hannah and will be meeting on April 19th.

Other Business

Gareau made a motion to appoint Denny Stockton as the new treasure on a trial basis. Bosl seconded that motion.

The meeting was adjourned at 8:14pm. Motion to adjourn was made by Gareau and seconded by Browning.

Respectfully submitted,
Patty Allison-Roy, Secretary