

Longbrooke Homeowner's Association  
August 15, 2024

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

Homeowners who joined: Sandy Wyles and Judy Justice

Meeting began at 7:02 pm

Wyles wanted to know what was going to be written in the newsletter that would be coming out next. Gareau stated that it would be going out the following week and it would discuss pool options and updates.

Justice and Wyles stated that American Stamped Concrete was interested in working with another company who would want to do the pool.

Justice stated that Aqua Pools wants to come back out and measure the pool.

Justice feels that a 50M pool needs to be included as an option.

Gareau called the meeting to order.

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

**President's Report – Gareau**

Gareau stated that she had received an email back from our attorney regarding how we should handle requests for inspection of HOA records. If we decide to enact a policy, it would be mailed out to every homeowner. Gareau asked that we read over and let her know our thoughts at the next meeting.

Gareau stated that our attorney Lindsey Wrubel would run the special meeting regarding the by-laws and articles of incorporation. Wrubel stated that the votes from last year are good for up to 5 years. Tentative date for the meeting will be October 26<sup>th</sup> with a back update of October 12<sup>th</sup>. Need to confirm we can use Grindstone Elementary.

Gareau asked that anything that needs added to the newsletter be sent to her by 8/20.

**Vice President's Report – Goodwin**

Goodwin will review where we are at with votes for the by-laws and articles.

**Secretary's Report – No report**

**Treasurer's Report – Gareau**

Gareau stated that we ended the month with \$375,458.53. July deposits were \$2.92. Expenses included the following: \$769.80 – Property taxes; \$21.60– Postage; \$90.00 – QuickBooks monthly charge; \$265.33 – First Energy; \$175.00 – Legal fees to Eques; \$3500 – Ohio Custom Pool & Patio for drawings and \$175.00 to Shannon Kampa for accounting services.

Gareau stated that 297 homes had paid the 2023 dues.

Gareau stated that 264 homes had paid the 2024 dues.

#### **Architectural Report – Gaines**

Gaines stated that the builders have a new booklet and are working on scheduling a meeting to take it to the ACC.

#### **Grounds Report – Browning**

Browning stated that the city was having a hazardous waste and shredding event on Sept. 14<sup>th</sup>.

Browning stated that she has sent out multiple violation letters regarding garbage cans, weeds and trailers.

Browning is working on rewriting the landscape proposal and taking out the use of our tractor.

Browning stated that Kyle Lester came down in pricing to an all-inclusive pricing to finish the last 2 entrance signs.

#### **Pool Report– Bosl/Bobula**

Bosl states that he has been going up to the pool after it rains to pump out the water.

Bobula stated that pool committee meetings were still taking place.

Bobula is working on compiling all the data we have received while waiting on a final few.

#### **Social Report – Bobula**

Bobula stated that movie night had a low turnout. Possibly going to do another in October.

Bobula stated that she was looking into an adult party for September possibly.

#### **Other Business**

Next meeting will be September 12<sup>th</sup>.

The meeting was adjourned at 8:26pm. A motion to adjourn was made by Gareau and seconded by Browning.

Respectfully submitted,  
Patty Allison-Roy, Secretary