

Longbrooke Homeowner's Association
Trustee Meeting Minutes
May 15, 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 7:02pm

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 has talked to several management companies. Some have full-service options, and some have a la carte options. If we had a management company, we would have a board that would still meet, only voting members would stay. The management company could handle all the admin work.

Gareau also stated that we would begin to look at new collections attorneys. Eques sends 5 letters to homeowners before they take legal action.

Gareau would be reaching out to the community engagement committee. The committee will be reaching out to those who have not voted. They also cannot sway people to vote one way or another.

Roy to update master directory and voting sheet.

Browning will be the point of contact for the community engagement committee.

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 191 homes had paid the 2025 dues.

Architectural Report – Gaines

Gaines stated that she has received a few requests for fences.

Grounds Report – Browning

Browning stated that the Planning commission meeting she attended, the city waived the easement – passed with no issue. K. Hovanian can now proceed with construction on lot #2.

Browning stated that she had sent out letters for lawns, weeds and garbage cans.

Browning stated that the grounds maintenance contract has begun. Browning was notified by Lester that sandstone was stolen from some signs, running out of stone to replace it with.

Roy asked Browning to ask Lester when he would be moving the sandstone that he purchased over 2 years ago from the HOA.

Pool Report– Bosl

Bosl stated we met with Construction Dynamics – who suggested a resort style pool. Bosl stated that we need quotes that matched the other quotes we had so we could have an exact comparison.

Social Report – Bobula

Bobula stated that she is still planning to have the bike parade on Fourth of July. Bobula will try again for the book club.

Other Business

Treasurer Denny Stockton resigned via email. The Board has accepted his resignation.

The meeting was adjourned at 8:43pm. Motion to adjourn was made by Browning and seconded by Gareau.

Respectfully submitted,
Patty Allison-Roy, Secretary