

Longbrooke Homeowner's Association
Trustee Meeting Minutes
March 13, 2025

Present: Jacqui Gareau – President; Kaelin Bobula – Assistant Pool Trustee/Social; Kelly Browning – Grounds Trustee; Greg Bosl – Pool Trustee; Sara Gaines – Architectural Trustee

Absent: Patty Allison-Roy – Secretary

Meeting began at 7:07pm

Gareau called the meeting to order.

President's Report – Gareau

Gareau stated that at the annual meeting we will need to elect 3 board members: VP, Architectural and Assistant Pool.

Gareau stated that we had been getting some complaints via Facebook. If people wish to communicate with the board, direct them to use email communication with us. Social media is not how we should be communicating.

Gareau has been talking with Matt Madzy from the City of Berea in regards to ideas for grants and ideas on what we can do with the pool situation. Matt Madzy was going to send Gareau a contact who specializes in working with HOA's on financing.

Gareau stated that Wrubel will be attending the annual meeting and will be helping to draft a presentation in regards to the pool.

Vice President's Report – No report

Secretary's Report – No report

Treasurer's Report – Gareau

Gareau stated that we ended the month with \$414,164.51. February deposits were \$51,853. Expenses included the following: \$405.00 – Eques, Inc for monthly legal charge; \$117.50 – QuickBooks monthly charge; \$75.60 – Paypal for Constant Contact; \$308.94 – First Energy and \$175.00 – Shannon Kampa for bookkeeping services.

Gareau stated that 296 homes had paid the 2023 dues.

Gareau stated that 281 homes had paid the 2024 dues.

Gareau stated that 11 homes had paid the 2025 dues.

Architectural Report – Gaines

Gaines stated that very little has been going on in the past month. A sign was approved for Aspire at Longbrooke (the new houses going in).

Grounds Report – Browning

Browning stated in the past when Kane Landscaping asked for payment, it was sent out. The new procedure will be that when Kane Landscaping invoices it will be sent to Kelly for approval before a check is sent out.

Browning stated that Kane Landscaping is asking about additional years on his contract.

Browning stated that a homeowner has been emailing about potential violations for us to look into.

Pool Report– Bosl

Bosl stated that he is upkeeping the required maintenance at the pool. Currently there is about 10 feet of water in the diving well that is being drained out. Bosl stated that the main pump is not working and he is using the spare pump to drain the pool.

Social Report – Bobula

Bobula stated she is planning a book club reading for May 17th.

Other Business

Current trustees need to be reaching out to residents about the by-law votes.

Gareau asked that all presentations for the annual meeting be sent to her prior to our next meeting on March 19th.

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

Respectfully submitted,
Patty Allison-Roy, Secretary