



Lansbrook Master Association, Inc.
Board of Directors Meeting
Held in virtual / telephonic format via internet based Zoom tool
July 26, 2021

The Lansbrook Master Association, Inc. ("LMA") Board of Directors meeting was called to order by President Brian Thiel at 7:04 PM. Also attending were Board members Tom Lango, Ron Schultz, and Scott Tillesen, Todd Christofferson, and Rosalia Gianola. Ken Kunsman was absent. A quorum was present. Attending from FirstService Residential was Vince Pino. Ed Anderson from the Lansbrook staff attended as did 15 homeowners.

Brian Thiel advised that Proof of Notice of the meeting was properly provided.

MOTION: A motion was made by Tom Lango and seconded by Ron Schultz to accept the minutes as presented for the June 28, 2021, regular meeting of the Board. The motion passed unanimously.

Treasurer Tom Lango reminded that there was a \$158,461 positive expense variance from 2020, of which \$65,000 was approved for transfer to reserve funds. As of June 30, 2021, total cash reserves amounted to \$681,229. Operating cash was \$391,927 and Reserve cash was \$289,302. All bank balances remain within FDIC insured limits. For the month of June 2021, income of \$86,776 was \$169 short of budget - mainly due to historically low interest rates. June expense of \$82,489 was \$3,458 favorable to budget. For the first six months of 2021, income of \$536,612 is \$14,942 above budget - primarily due to the un-budgeted sale of a pick up truck recorded as miscellaneous income. Expenses for the first six month total \$593,045 and is unfavorable to budget by \$71,363. This was largely due to the carry over of projects and partially offset by under-runs in payroll. It is projected that there is between \$40,000 and \$45,000 positive budget variance for the year at this time. **MOTION:** A motion was made by Scott Tillesen and seconded by Ron Schultz to accept the Treasurer's Report. The motion passed unanimously.

FirstService Community Association Manager Vince Pino reported that he has met with Brian Thiel and Ed Anderson as he gets familiar with his new position as the LMA CAM. He will be taking steps to assure invoices will be paid on time.

Campus Services Director Ed Anderson explained that our wet season is already turning into our dry season and they are using the irrigation system to address issues. He invited residents to report any sprinkler issues they might see, especially during the evening hours or on weekends. Ed reported that fire ants have become a problem and he has begun spraying the parks to keep them under control. The project to replace the Lakefront Park playground has begun.

Residents were invited to speak. There were no comments or questions.

MOTION: A motion was made by Brian Thiel and seconded by Tom Lango to approve a contract to Brightview Landscaping for an amount not to exceed \$7,000, to provide replacement Jasmine plants for five areas at the Main Entrance. The motion passed unanimously.

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MOTION: A motion was made by Brian Thiel and seconded by Rosalia Gianola to approve revisions to the Sunset neighborhood Declarations and By-Laws as previously distributed to the Board and which were reviewed and approved by LMA legal counsel. The motion passed unanimously.

MOTION: A motion was made by Todd Christofferson and seconded by Rosalia Gianola to approve a contract with Southern Recreation in an amount not to exceed \$1,000, for fill dirt to raise the level of the Lakefront Park playground; and to approve a contract with Southern Recreation in an amount not to exceed \$4,500, for the installation of french drains to improve drainage in that playground area. Expenditures to be charged to Reserve funds. The motion passed unanimously.

Resident Jessica Kreps inquired about a request for a marker to recognize the site where her brother tragically died in an auto accident in Lansbrook. Condolences were offered to Jessica and her family. Several alternatives were discussed.

MOTION: A motion was made by Ron Schultz and seconded by Rosalia Gianola to adjourn the meeting at 7:52 PM. The motion passed unanimously.

Respectfully submitted,
Scott Tillesen
Secretary
Lansbrook Master Association, Inc.

Approved:

By: 
Brian Thiel, President

Date: 8/24/2021