



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

November 23, 2020

The Lansbrook Master Association, Inc. ("LMA") Board of Directors meeting was called to order by Brian Thiel at 7:33 PM. Also attending were Board members Jennifer Martinez, Ken Kunsman, Tom Lango, Ron Schultz, and Scott Tillesen. Todd Christofferson was initially absent. A quorum was present. Attending from FirstService Residential was Rachel Mayer, Jim McEleney, and Maureen Connolly. About two dozen homeowners were also in attendance.

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

MOTION: A motion was made by Ron Schultz and seconded by Tom Lango to accept the minutes as presented for the October 5, 2020, Executive Session meeting of the Board. The motion passed unanimously.

MOTION: A motion was made by Ken Kunsman and seconded by Jennifer Martinez to accept the minutes as presented for the October 26, 2020, meeting of the Board. The motion passed unanimously.

Treasurer Tom Lango referred to a report given thirty minutes earlier to the same attendees at the Annual Membership meeting. He reported that as of October 31, 2020, the operating cash balance was \$537,684 and the reserve cash balance was \$266,421. Income for the month of October was \$86,880, closely aligned with the budget. For the first ten months of the year, expenses of \$579,931 are \$222,658 under the ten month budget of \$802,590 - due primarily to landscaping related expenditures some of which will be consumed in the last two months.

Rachel Mayer announced that Jim McEleney has been appointed as the Community Association Manager for the LMA account by FirstService Residential.

A resident asked if there was any update about the "East Lake Corridor" that might lead to a widening of East Lake Road. There was general agreement that attention should be paid to the topic.

Scott Tillesen updated the attendees on efforts to sell a LMA pick up truck that had previously been approved for sale. Expect to have solid bid offers soon. **Motion:** A motion was made by Ken Kunsman and seconded by Jennifer Martinez to amend a motion made on October 26, 2020, to purchase a Club Car vehicle for an amount not to exceed \$12,400 without requiring the pre-sale of a pick-up truck in advance. The proceeds of the sale of the pick-up truck are expected to replenish those expended on the Club Car. The motion passed unanimously.

Motion: A motion was made by Tom Lango and seconded by Ron Schultz to amend the contract with Red Tree Landscaping with a \$5,600 reduction to their mowing maintenance and a \$864 reduction to their fertilization and pesticide treatment of the Commons Park which the LMA staff will take over. The motion passed unanimously.

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Motion: A motion was made by Brian Thiel and seconded by Jennifer Martinez to approve a contract not to exceed \$4,000 to remove existing plants at the front edge of the front entrance, replant those plants where possible, and plant seasonal colorful plants in the area where plants are removed. The motion passed unanimously.

Motion: A motion was made by Scott Tillesen and seconded by Ken Kunsman to approve the purchase of a used/rebuilt Reel Mower at a cost not to exceed \$13,000. This mower will be used to maintain the soccer and volleyball fields at the Commons Park. The motion passed unanimously.

Board member Todd Christofferson joined the meeting.

Ken Kunsman advised that the Social Committee is planning a Fun Run on Thanksgiving. The Committee is also planning to introduce some friendly competition between neighborhoods with a "Best Dressed" entrance way award four times a year. **Motion:** A motion was made by Ken Kunsman and seconded by Ron Schultz to allow a budget not to exceed \$100 for the purchase of a "Best Dressed Sign" to use as an award. The motion passed unanimously.

Motion: A motion was made by Ken Kunsman and seconded by Jennifer Martinez to approve an invitation to the East Lake High School Band to play a concert at Lake Front Park on Friday, February, 12, 2021; to allow the Band Boosters to accept donations from the audience the night of the concert; and to kick off the donations with \$250 from the LMA. The motion passed unanimously.

MOTION: A motion was made by Tom Lango and seconded by Ron Schultz to adjourn the meeting at 8:48 PM. The motion passed unanimously.

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

Approved:

By: 
Brian Thiel, President

Date: 12/29/2020