



**Lansbrook Master Association, Inc.**  
**Board of Directors Meeting**  
**Held in virtual / telephonic format via internet based Zoom tool**  
**September 27, 2021**

The Lansbrook Master Association, Inc. ("LMA") Board of Directors meeting was called to order by President Brian Thiel at 7:01 PM. Also attending were Board members Tom Lango, Scott Tillesen, Todd Christofferson, and Rosalia Gianola. A quorum was present. Attending from FirstService Residential was Vince Pino. Ten homeowners also attended.

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

**MOTION:** A motion was made by Tom Lango and seconded by Rosalia Gianola to accept the minutes as presented for the August 23, 2021, regular meeting of the Board. The motion passed unanimously.

Director Ron Schultz joined the meeting.

**MOTION:** A motion was made by Tom Lango and seconded by Rosalia Gianola to accept the minutes as presented for the August 23, 2021, executive session 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. He expects the 2021 budget to overrun approximately \$93,940 in the general category of repairs and maintenance. As of August 31, 2021, total cash reserves amounted to \$594,086. Operating cash was \$358,954 and Reserve cash was \$235,131. The last reserve study earmarked a required balance of \$112,340 at the end of the year, it is expected that the balance will be \$155,000. All bank balances remain within FDIC insured limits. For the month of August 2021, income of \$87,089 was \$145 above budget, mainly due the issuance of gate cards and miscellaneous fees. August expense of \$81,557 was \$2,143 unfavorable to budget. For the first eight months, income of \$710,522 was \$14,962 above budget resulting from the sale of a pick-up truck recorded as miscellaneous income. Expenses for the first eight months of \$734,767 was unfavorable to budget by \$99,463. This was largely due to the carry over of projects. It is projected that there is between \$35,000 and \$40,000 positive budget variance for the year at this time. **MOTION:** A motion was made by Scott Tillesen and seconded by Rosalia Gianola to accept the Treasurer's Report. The motion passed unanimously.

Director of Campus Services Ed Anderson reported that irrigation issues have been keeping the staff busy. New plantings by neighborhood HOA's as well as those made on LMA property have contributed to irrigation management tasks. He urged residents to bring irrigation issues to his attention. New light poles have been installed at the boat docks, new LED lights have been installed in the restrooms, and a light pole at Commons Park was struck by lightning. A project to bring lake water to the front entrance has been delayed as a result of piping being unavailable.

Residents were invited to speak. Bill from the neighboring community of Parkside brought concerns about plant growth in an LMA pond that adjoins his property. Brian Thiel advised he would speak to our aquatics management company about the issue.

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Brian Thiel updated the Board on efforts to secure a permit for the compost pile the LMA has along Bryan Lane. Fencing and partial sidewalk replacement are part of the permit requirements. **MOTION:** A motion was made by Brian Thiel and seconded by Ron Schultz to spend up to \$10,000 to relocate a gopher tortoise that is currently resident on the compost property. The motion passed unanimously.

**MOTION:** A motion was made by Brian Thiel and seconded by Tom Lango to approve up to \$5,000 to further engage Turfco in the trimming of Palm Trees. The motion passed unanimously.

**MOTION:** A motion was made by Ron Schultz and seconded by Tom Lango to adjourn the meeting at 7:37 PM. The motion passed unanimously.

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

Approved:

By:   
Brian Thiel, President

Date: 10/27/2021