



## LANSBROOK MASTER ASSOCIATION, INC.

### Annual Membership Meeting Minutes

Monday, November 15, 2021 at 7:00 P.M.

Via Zoom Meeting (Meeting ID 928 2556 2183/Passcode 682673)

**Board Members Present:** Brian Thiel President  
Ron Schultz, Vice President  
Scott Tillesen, Secretary  
Tom Lango, Treasurer  
Ken Kunsman, Director  
Rosalia Gianola, Director

**Board Members Absent:** Todd Christofferson, Director

**Also, Present:** Glenda Butler, LCAM, Property Manager, Castle Group  
Sarah Love, LCAM, Castle Group  
Ed Anderson, Campus Director  
Owners, Several dozen

**Call to Order.** Brian Thiel, President, called the meeting to order at 7:03 pm.

**Certification of Proxies.** Brian Thiel conducted roll call of the delegates. All 21 neighborhoods were represented in person or by proxy, except for Ivy Ridge.

**Certification of a Quorum.** With 1744 of the 1798 homeowners present in person or by proxy, a quorum was established.

**Affidavit of Notice.** Brian Thiel referenced an affidavit from Monica Denton of WelcomeLink dated October 28, 2021 indicating that notice for the meeting was mailed to all homeowners. Brian Thiel also noted that the normal signs were posted 2 weeks in advance of the meeting. Either action would serve as Proof of Notice for the meeting.

**Approval of 2020 Annual Meeting Minutes.** Brian Thiel noted the minutes were approved at the December 2020 Board Meeting.

**Reports of Officers:** **Treasurer:** Tom Lango reported October financials had not been received yet from First Residential. Tom reviewed October GL activity, and nothing was unusual. He noted while 2021 is trending to be \$93,000 over budget, 2020 was under by \$158,000, so the association is carrying a positive variance. **President:** Brian Thiel reported on the overall improvement of the condition of the property over the past year and provided pictures of the soccer field before and after. In addition, Brian noted the security cameras installed, focus on the landscape, and improving the campus score from a 50 to a 73 overall.

**Membership Open Forum.**



**New Business. Election and Announcement of Board of Directors:** Four candidates were nominated for three positions: Todd Christofferson, William McMeekin, Ron Schultz and Scott Tillesen. Votes were cast by each delegate in person or by proxy. Votes were tallied. Todd Christofferson received 1183 votes, William McMeekin received 561 votes, Ron Schultz received 1744 votes and Scott Tillesen received 1744 votes. As a result, Todd Christofferson, Ron Schultz and Scott Tillesen were elected to the Board. **Rollover of Excess Funds.** Votes were cast by each delegate in person or by proxy, and the motion passed with a vote of 1798 in favor and no opposed **Waiver of Audit.** Votes were cast by each delegate in person or by proxy, and the motion failed with 856 votes in favor and 942 votes opposed. **Other New Business.** None.

**Adjournment.** With no further business, Ron Schulz made a motion to adjourn the meeting of at 7:40 p.m. The motion was seconded by Scott Tillesen, and the meeting was adjourned.

Respectfully Submitted,

Glenda Butler, LCAM  
Castle Management, LLC

Approved: \_\_\_\_\_

Board of Directors

Lansbrook Master Association Inc.

12/14/21

Date