



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, November 15, 2021 at 7:00 P.M. (immediately following the Annual Membership Meeting & Board Organizational Meeting)
Via Zoom Meeting (Meeting ID 928 2556 2183/Passcode 682673)

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

Board Members Absent: Todd Christofferson, Director
Ken Kunsman, 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 7:45 pm.

Proof 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.

Certification of a Quorum. With five of the seven directors present a quorum was established.

Approve Minutes from Previous Meeting: Motion made by Scott Tillesen, and seconded by Tom Lango, to approve the previous meeting minutes from the October 2021 meeting. The motion was unanimously approved.

Reports. Treasurer's Report. Presented earlier at the Annual Membership Meeting.

Property Manager's Report. Glenda Butler introduced herself as the new property manager.

Director of Campus Services' Report. Ed Anderson reported on the mulch & pine straw installation, irrigation issues resolved, Christmas Lights installation, Brightview mowing down to 2 times per month during winter months, Club Car & Fertilizer spreader purchased. Ed commented he has a good staff right now and has a goal to improve the turf between the sidewalk and streets. **President's Report.** Presented earlier at the Annual Membership Meeting.

Resident Comments. One owner requested a review of new playground equipment – believes there should be a railing on the platform.



New Business: Hedge Around Wall. Discussion regarding placing hedge around sign at front entrance. **Christmas Bonus.** Tom Lango as Treasurer has authority to authorize up to a certain threshold for the association employees. **Schedule for 2022 Meetings.** Scott Tillesen proposed the 2022 meeting schedule for the Board. Scott made a motion to approve as proposed. Tom Lango seconded the motion which was unanimously approved.

Adjournment. With no further business, Ron Schulz made a motion to adjourn the meeting of at 8:08 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