



## LANSBROOK MASTER ASSOCIATION, INC.

### Board Meeting Minutes

Monday, April 25, 2022, at 7:00 P.M.

Via Zoom Meeting (Meeting ID 307 337 0525/Passcode 388432)

**Board Members Present:** Ron Schultz, Vice President  
Todd Christofferson, Director  
Scott Tillesen, Director  
Tom Lango, Treasurer – Joined a few minutes late  
Rosalia Gianola, Secretary  
Ken Kunsman, Director  
Brian Thiel President

**Also, Present:** Glenda Butler, LCAM, Property Manager, Castle Group  
Ed Anderson, Director of Campus Services  
Owners, approximately fifteen

**Call to Order.** Brian Thiel, President, called the meeting to order at 7:00 pm.

**Proof of Notice.** Brian Thiel confirmed with Ed Anderson that the signs were posted in the community on Friday, April 22, 2022, in advance of the meeting to meet the 48-hour notice requirement.

**Certification of a Quorum.** A quorum was established with six of the seven directors present (Tom Lango joined after the meeting was in progress).

**Approve Minutes from Previous Meeting:** A motion was made by Rosalia Gianola, and seconded by Ron Schultz, to approve the Board Meeting Minutes from March 28, 2022. The motion was unanimously approved.

**Director of Campus Services' Report.** Ed Anderson reported the south fountain was repaired. In addition, he noted the challenges with irrigation due to the lack of rain in April.

**President's Report.** Brian Thiel reported the association is currently working with Reserve Advisors on updating the Reserve Study.

**Treasurer's Report.** Tom Lango reviewed March financials and noted the association has a healthy balance sheet with \$623,594 total funds in Operating and Reserve cash. He noted Castle assisted in combining the numerous bank accounts opened over the years into an ICS sweep account which is compliant with FDIC insured fund requirements. The largest variance in expenses was for tree trimming which was due to the timing - as \$22,000 of it was originally scheduled to take place in 2021. Tom noted Castle is doing a good job at coding.

