



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, February 28, 2022 at 7:00 P.M.

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

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

Board Members Absent: Scott Tillesen, Director

Also, Present: Glenda Butler, LCAM, Property Manager, Castle Group
Sherilyn Craig, LCAM, Regional Director, Castle Group
Owners, approximately 10

Call to Order. Brian Thiel, President, called the meeting to order at 7:02 pm.

Proof of Notice. President Thiel confirmed the normal signs were posted on the Friday, February 25, 2022, in advance of the meeting to meet the 48-hour notice requirement.

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

Approve Minutes from Previous Meeting: Motion made by Ron Schultz, and seconded by Tom Lango, to approve the Board Meeting Minutes from January 24, 2022. The motion was unanimously approved.

Treasurer's Report. Tom Lango noted January Financials were not provided by Castle before the meeting as promised. Tom reviewed December financials. Tom notes the association has a healthy balance sheet with \$528,000 in cash. He noted the association expenses for the year 2021 were over budget by \$93,000, as expected, with total expenses at \$1,136,704 compared to budget of \$1,043,331. This was offset by a carryover in income from 2020 to 2021 of \$163,000, of which \$65,000 was transferred to the Reserve and used for the Lakefront Park Playground project. The sale of the pickup truck was an item not budgeted in 2021. Tom stated some expenses will spill into early 2022 which were budgeted in the projection of overage in 2021. There items are the pine straw, oak tree trimming, pipe drilling and gopher turtle relocation which total around \$65,000.

Property Manager's Report. Glenda Butler noted various administrative, financial and employee related tasks being worked on and completed.



Director of Campus Services' Report. Ed Anderson was not present.

President's Report. Brian Thiel provided information regarding recent incidents in the community regarding kids using splatter guns. The incidents were reported to the Sheriff and seems to have settled down. There was discussion regarding golf carts which was tabled.

Resident Comments. Owner from Juniper Bay IV requested the Board take under consideration adding pickle ball courts and he is willing to research. In addition, the owner inquired if rentals were allowed at the lake and he was told the declaration does not allow rentals.

Leaf Removal. Brian Thiel stated some leaf removal was completed along Highpoint Drive by Brightview in exchange for not mowing. However, there is still a ton of leaves to be removed throughout Lansbrook. Brian made a motion to approve up to \$8000 for leaf removal by Brightview at Ed Anderson's discretion. Ken Kunsman seconded the motion which was unanimously approved.

Lakefront Park Garden. Brian Thiel stated this should be the last of landscape improvements at Lakefront Park for this year. Brian made the motion to approve the proposal from Brightview for \$9000, and Ken Kunsman, second the motion, which was unanimously approved.

Power Washing. Brian Thiel noted the large retaining wall along the northeast lake berm is extremely dirty. Brian would like to power wash, but he cannot verify if the association owns the wall and wanted to get input from the Board. The Board discussed. Ron Schultz said he would reach out to the county. The item was tabled pending further investigation.

Security Cameras. Ron Schultz presented and briefly discussed the proposal from Vortex Security in the amount of \$17,875 to add cameras to include license plate cameras. Ron made the motion to approve the proposal from Vortex Security in the amount of \$ 17,875. Ken Kunsman seconded the motion which was unanimously approved. The Board noted that the expense would be paid from Reserve Funds.

Adjournment. With no further business, Ron Schultz made a motion to adjourn the meeting of at 8:09 p.m. The motion was seconded by Todd Christofferson, and the meeting was adjourned.

Respectfully Submitted,

Glenda Butler, LCAM
Castle Management, LLC

Approved: _____

Brian Thiel, President

Lansbrook Master Association Inc.

4/15/22
Date