



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, May 23, 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
Rosalia Gianola, Secretary
Brian Thiel, President

Also, Present: Glenda Butler, LCAM, Property Manager, Castle Group
Ed Anderson, Director of Campus Services
Brandon Romine, LCAM, Property Manager, Castle Group
Sherilyn Craig, Regional Director, Castle Group
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, May 20, 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.

Approve Minutes from Previous Meeting: A motion was made by Tom Lango, and seconded by Todd Christofferson, to approve the Board Meeting Minutes from April 25, 2022. The motion was unanimously approved.

Treasurer's Report. Tom Lango reviewed April financials and noted the association has a healthy balance sheet with \$612,772 total funds in Operating and Reserve cash. He noted for the month the expenses are \$17k over and the largest variance in expenses was \$19 k for new plantings and \$5.6k for repair to the pump. In addition, Tom noted electric was a little high and would warrant an investigation.

Director of Campus Services' Report. Ed Anderson noted many irrigation issues with the drought, but the crew is addressing as quickly as possible. In addition, he reported the fields at the Common Parks is being treated with fertilization and pesticide applications.

President's Report. Brian Thiel gave an update on the Bryan Lane compost area stating the extra fence posting went in and waiting on the county to give final approval. He noted no update on the Highpoint Oak Tree. Brian reported graffiti is a continued issue at both parks and the association will continue to pursue and prosecute any offenders.



Resident Comments. None.

New Business.

Parking Bumper. Brian briefly discussed a proposal from Rose Paving in the amount of \$3400 to replace all the concrete parking space bumpers at Lakefront Park. Todd Christofferson second the motion, which was unanimously approved.

Landscape Proposals. Brian Thiel made a motion to approve two landscape proposals from Brightview totaling \$7000. One proposal for planting red maple and philodendrons at Lake Front Park and one for plantings by the Preserve entrance. Rosalia Gianola seconded the motion, which was unanimously approved.

Power Washing. Brian refreshed the Board on the retaining wall by Berlsford which he would like to clean. If no objections, then Brian will proceed with power washing. No objections were made.

Reserve Study Update. Tom Lango discussed the Reserve Study received earlier this month from Reserve Advisors. Two alternatives were given by the engineer regarding the control piping and wiring on the main irrigation system throughout the property. One alternative is to replace the entire system at once with an estimate expense of \$2.8 million. The second alternative is to continue using operating funds to repair as needed. The main lines are 25 – 30 years old. There was discussion by the Board on this matter. Tom would like the Board to be prepared to decide on this matter at the June meeting.

Adjournment. With no further business, Tom Lango made a motion to adjourn the meeting of at 7:48 p.m. Scott Tillesen seconded the motion, and the meeting was adjourned.

Respectfully Submitted,

Glenda Butler, LCAM
Castle Management, LLC

Approved: _____

Brian Thiel, President
Lansbrook Master Association Inc.

_____ Date