



LANSBROOK MASTER ASSOCIATION, INC.

Annual Membership Meeting Minutes

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

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

Call to Order – The Lansbrook Master Association Inc. (“LMA”) Annual Membership Meeting was called to order by President Thiel at 7:01 pm. Also in attendance were Board members Vice President Schultz, Treasurer Lango, Secretary Gianola, Director Tilesen, Director Christofferson and Director Kunsman. Attending from Castle Group was Brandon Romine, LCAM and Sherilyn Craig, Regional Director as did approximately 35 LMA residents.

Certification of Quorum - Brian Thiel conducted roll call of the delegates. 19 of 21 neighborhoods were represented in person or by proxy, representing 1,680 of 1,800 homes. A quorum was established. Ivy Ridge and Oakmont were not represented.

Affidavit of Notice - Brian Thiel referenced an Affidavit of Notice from Sydney Toolis from Castle Group dated October 27, 2022, indicating the Affidavit of Notice for the meeting was mailed to all homeowners.

Approval of 2021 Annual Meeting Minutes - Brian Thiel noted the minutes were approved at the December 2021 Board Meeting.

Treasurer Report - Tom Lango provided the Treasurer’s Report, referencing the October 2022 financials. Tom Lango advised that the association remains in a healthy cash position on the balance sheet and the association has a manageable tolerance of variability on the income statement with \$635,748 in the combination of operating and reserves cash accounts. This is an increase from last period.

President Report – Brian Thiel discussed the Lakefront Park landscape project that took place in 2022 and throughout the campus. He also gave kudos to Ed Anderson and his maintenance team for their hard work and dedication to the community. Brian Thiel thanked Rosalia Gianola for her service to the Board of Directors and the LMA community as she announced she is not running for re-election.

New Business:

Election and Announcement of Board of Directors – Four candidates were nominated for four positions: Adam Garff, Brian Thiel, Ken Kunsman and Tom Lango. With no other nominations to run for the Board of Directors, the four candidates were elected by acclaim.

Carryover of Excess Funds - Regarding the question regarding the carryover of excess funds, the vote was 1,680 in favor and 0, opposed, and the motion passed.



Waiver of Audit – President Thiel noted that it’s the LMA Board’s preference to annually conduct an audit and encouraged the Delegates who were present to vote against the motion. Regarding the question of waiving the state-required annual audit, the vote was 240 in favor, 1,440 opposed, and the motion failed. The delegates for Golfside, Northfield, and Robinwood voted yes by proxy.

3rd Amendment – Regarding the question of passing the 3rd Amendment, which was previously passed in 2013 or 2014, the vote was 1,551 in favor, 129 opposed, and the motion passed. The Delegate for Berisford voted no by proxy.

Adjournment -

MOTION: Tom Denham made a motion to adjourn the meeting of at 7:50 p.m. The motion was seconded by Ken Kunsman, the motion was passed unanimously, the meeting was adjourned.

Submitted,

Brandon Romine, LCAM
Castle Management, LLC

Approved:  12/21/2022
Board of Directors Date
Lansbrook Master Association Inc.