



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, August 22, 2022, at 7:00 P.M.

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

Board Members Present: Ron Schultz - Vice President
Scott Tillesen - Director
Brian Thiel - President
Ken Kunsman – Director

Board Members Absent: Rosalia Gianola - Secretary
Tom Lango – Treasurer
Todd Christofferson - Director

Also, Present: Brandon Romine, LCAM, Property Manager, Castle Group
Ed Anderson, Director of Campus Services
Owners, approximately 12

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

Proof of Notice: Brian Thiel stated that the signs were posted in the community on Friday, August 19, 2022, in advance of the meeting to meet the 48-hour notice requirement.

Certification of a Quorum: A quorum was established with four of the seven directors present.

Approve Minutes from Previous Meeting: A motion was made by Ron Shultz, and seconded by Ken Kunsman, to approve the Board Meeting Minutes from July 25, 2022. The motion was unanimously approved.

Treasurer's Report: Scott Tillesen reviewed July financials in the absence of Tom Lango and noted the association has a healthy balance sheet with \$629,000 total funds in Operating and Reserve cash. Year to date total income is \$86,569

Director of Campus Services' Report: Ed Anderson noted that Palm Tree pruning has begun, and he asks that residents drive with caution. Ed also advised of mainline breaks happening and the repairs for those breaks are being repaired quickly. The S1 Pump station underwent repairs. Pine Straw is to be laid 11/18 and mulch has been ordered. Additional bid for grading Berisford berm to blue wall is \$17,500.

President's Report: Brian Thiel waived his president report for this month.

Resident Comments: There were no resident comments this month.



New Business:

Mulch (American Mulch and Soil, \$17,400)- On a motion made by Brian and seconded by Ken Kunsman all were in favor to proceed with American Mulch and soil in the amount of \$17,400 for mulch.

Tree Removal/Stump Grinding- On a motion made by Brian Thiel and seconded by Scott Tillesen, all were in favor to proceed with completing the previously approved tree removal project then apply some remaining funds to tree replacement. Kens position was to wait until end of year to decide on new projects.

Other New Business- On a motion made by Brian Thiel and Seconded by Ken Kunsman All were in favor to approve D&D Grading Inc. for the irrigation pipe bore project to be paid out of reserves in the amount of \$17,600.

Adjournment: With no further business, Ken Kunsman made a motion to adjourn the meeting at 7:48 p.m. Ron Shultz seconded the motion, and the meeting was adjourned.

Respectfully Submitted,

Brandon Romine, LCAM
Castle Management, LLC

Approved:  11/7/2022
Brian Thiel, President Date
Lansbrook Master Association Inc.