



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, June 27, 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
Tom Lango, Treasurer
Rosalia Gianola, Secretary
Brian Thiel, President
Ken Kunsman – Director

Board Members Absent: Todd Christofferson - Director

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

Call to Order. Brian Thiel, President, called the meeting to order at 7:01 pm.

Proof of Notice. Brian Thiel confirmed with Ed Anderson that the signs were posted in the community on Friday, June 24, 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 Scott Tillesen, and seconded by Ron Schultz, to approve the Board Meeting Minutes from May 23, 2022. The motion was unanimously approved.

Treasurer's Report. Tom Lango reviewed May financials and noted the association has a healthy balance sheet with \$639,232 total funds in Operating and Reserve cash. He noted that the Repairs, pumps and motors GL is over budget roughly \$8,000. In addition, Tom noted that even though the budget is over \$8,000 the financials are still in a healthy position.

Director of Campus Services' Report. Ed Anderson noted many irrigation repairs took place this month. In addition, he met with Weed Busters to discuss the weeds in lake tarpon and plans to remove. He also advised that repairs were made to the S1 pump station, the north berm retaining wall was power washed, and the lakefront gates were repaired.

President's Report. Brian Thiel gave an update on the tree removal and that removal is pending. He also met with the county and discussed other general items on behalf of the community such as permit timelines.



Resident Comments. Sharron Bressen – Mentioned the traffic study that is currently taking place by the county.

Chelsea Alexander – Advised the board of the ants in the commons park playground.

New Business.

S1 Pump Replacement - Tom Lango and Brian Thiel provided emergency approval in the amount of \$5500 S1 Pump replacement

Reserve Study - The board had a thorough discussion of the proposed Reserve Study, which includes 2 plans. The Reserve Study will be finalized in the coming weeks.

The recommended Reserve Funding Plan recommends an assessment of \$2,866,000 in 2023 to fund replacement of the irrigation distribution piping and control wiring. Most of the distribution pipes are approximately 25 years old. Some of the pipes are steel and have a life expectancy of 50 years; some of the pipes are PVC and have a life expectancy of 25-25 years. We've had 2 noteworthy pipe breakages in the last 2 years which were repaired at a combined cost of less than \$10,000.

The plan does not include replacement of the pipes that are closer to the surface nor the sprinkler heads. Those have traditionally been paid for from the current account. It was noted that any replacement needs to be done at an industrial scale. For example, the pipes and sprinkler heads on the kiddie soccer field were replaced a few years ago but using items that are more appropriate for a home sprinkler system. Today, the kiddie soccer field has more sprinkler heads than the large soccer field that is 3 times larger.

Prior Reserve Studies have saved for the replacement of the Toro Controller boxes. It was noted that the replacement of the controller wiring (the wiring from the Toro Controller boxes to the control valves on pipes) will occur with the pipe replacement project, when control valves will be moved, and not with the Controller box replacement project, that was previously scheduled for 2026.

In 2022, Lansbrook is saving \$93,400 for the Reserve. In 2023, based on the previous Reserve Study, it was expected that we'd save \$98,400. The Alternate Reserve Funding Plan recommends an average annual increase of \$51,600.

Both Reserve Funding Plans forecast inflation over 30 years at 3.5% versus 2.1% for the 2019 Reserve Study. The number of Reserve Components increased from 47 to 62, largely because the proposed Study is more thorough and more detailed.

It was noted that the Annual Budget (which hasn't been updated yet) could conceivably require an additional \$50,000, largely as a result of inflation. An increase of \$100,000 annually (\$50,000 additional Reserve Funding, \$50,000 Annual Budget) would result in increased fees of \$56.13 annually to each house/lot (\$30.22 in The Preserve), approximately \$5 monthly.



Weed Busters - On a motion made by Brian Thiel and seconded by Scott Tillesen all were in favor to approve \$5,000 to be spent to remove the weeds from lake tarpon. The work will be done by Weed Busters.

Blue Entry Monument - Rosalia Gianola brought up the poor state of repair for the blue wall and the need to do something. Brian Thiel estimated that 70% or more of resident's support replacing the blue tile with something else.

There was a discussion regarding permitting. It was noted that Lansbrook could probably expect quick approval for a permit to replace the blue tile with a different material. If Lansbrook chose to tear down and replace the wall, that would require a harder-to-obtain permit.

After a discussion with residents, the board agreed to gather more information and discuss the matter in the future.

Adjournment - With no further business, Ron Schultz made a motion to adjourn the meeting at 8:38 p.m. Tom Lango seconded the motion, and the meeting was adjourned.

Respectfully Submitted,

Brandon Romine, LCAM
Castle Management, LLC

Approved: Brian Thiel 8/16/22
Brian Thiel, President Date
Lansbrook Master Association Inc.