



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, October 24, 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
Tom Lango – Treasurer
Rosalia Gianola - Secretary

Board Members Absent: Todd Christofferson - Director

Also, Present: Brandon Romine, LCAM, Property Manager, Castle Group
Sherilyn Craig, Regional Director, Castle Group
Owners, approximately 9

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

Proof of Notice: Brian Thiel confirmed that the signs were posted in the community on Friday, October 21, 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 Ron Shultz, and seconded by Tom Lango, to approve the Board Meeting Minutes from September 26, 2022. The motion was unanimously approved. A motion was made by Ron Schultz and Seconded by Tom Lango, to approve the Executive Session meeting minutes from September 26, 2022. The motion was unanimously approved.

Treasurer's Report: LMA remains in a strong cash position – with \$597,788 in the combination of operating and reserves cash accounts. Operating cash assets are \$436,140. Note, I do expect this to decline when we pay for the Commons turf that is in progress Reserve account assets are \$161,648

Director of Campus Services' Report: Ed Anderson is currently out on PTO. This month's report is waived.

President's Report: Brian Thiel advised that the Commons Park Turf project began last week and that the rubber is being put down yesterday and today. Brian also mentioned that he feels that a couple of vendors are under performing in their service, Castle Group and Brightview are those vendors.

Resident Comments: There were no resident comments this month.



New Business:

3rd Amendment- Brian mentioned that per the attorney this amendment does not apply currently to two sub associations. On a motion made by Brian and seconded by Tom all were in favor to send the amendment to the delegates to pass.

Blue Wall- Rosalia advised that she has been discussing the Blue wall renovation with Creative mailbox designs. They will create a few different renderings of what the blue wall were to look like should they reconstruct the monument. Rosalia shared some ideas and samples of other local association monuments. For \$600 creative mailbox designs will create a few renderings for the board to review. The board had no objection to proceed with this service.

Insurance Renewal – On a motion made by Brian Thiel and seconded by Tom Lango all were in favor to proceed with Annual Insurance renewal costing roughly \$46,618.

Swing Mats (\$375x6) – Brian discussed a quote to install 6 swing mats underneath the swings, each mat costing \$375. Each mat weighs about 150 pounds to make it difficult for them to be stole or vandalized. The board was not prepared to decide on this item. This item is tabled until next meeting.

Other New Business- Jay Cabral discussed the possibility of pickleball courts at the commons park. There was extensive positive discussion regarding this item from all board members, Jay is going to get further information regarding this item.

Adjournment: With no further business, Ron Shultz made a motion to adjourn the meeting at 8:05pm p.m. Ken Kunsman seconded the motion, and the meeting was adjourned.

Respectfully Submitted,

Brandon Romine, LCAM
Castle Management, LLC

Approved:  12/2/22
Brian Thiel, President Date
Lansbrook Master Association Inc.