



LANSBROOK MASTER ASSOCIATION, INC.

FY2023 Budget Meeting Minutes

Monday, September 26, 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
Todd Christofferson – Director

Also, Present: Brandon Romine, LCAM, Property Manager, Castle Group
Ed Anderson, Director of Campus Services
Owners, approximately 19

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 two weeks prior to the meeting, in advance of the meeting to meet the 14-day notice requirement. Castle Group also sent out meeting announcement to the membership 30 days prior to the meeting.

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

Approve Minutes from Previous Meeting: A motion was made by Brian Thiel, and seconded by Todd Christofferson, to approve the Board Meeting Minutes from August 22, 2022. The motion was approved with a few modifications.

Treasurer's Report: Tom Lango reviewed August financials and noted the association has a healthy balance sheet with \$582,780 total funds in Operating and Reserve cash. Year to date total operating cash is \$428,912 and total reserve cash being \$53,859.

Director of Campus Services' Report: Ed Anderson advised that general maintenance is taking place, debris is being picked up daily and some of the dog stations have been repaired and replaced. He also noted that his team has been assisting Brightview with the irrigation update at the blue wall to keep water off the monument. In preparation of the upcoming storm (Hurricane IAN) all bathrooms at parks have been locked all trash cans have been picked up to ensure they are not a flying projectile. Ed's team has also been checking all the catch basins throughout the campus to ensure that they are clear of existing debris to ensure water flow is not hindered. All retention ponds have been drained down to prevent flooding. Ed advised that



immediately following the storm, cleanup begins. Brightview will provide top priority service to Lansbrook for any down trees and debris.

President's Report: Brian Thiel advised that the county has denied the permit for the tree removal at the damaged tree near the Myrtle Point Entrance.

Resident Comments: There were no resident comments this month when Brian Thiel asked.

New Business:

2023 Budget – Scott Tillesen began the budget discussion by explaining the difference between Operating account and reserve accounts. Tom then presented his draft of the budget at a 10% increase in dues. There was additional discussion between the board regarding the increase. The board agreed to adjust the presented budget to reflect a 7.5% increase. On a motion made by Tom Lango and seconded by Brian Thiel all were in favor for a 7.5% increase in association dues for FY2023 to go into effect January 1st.

Social Committee – Brian wanted to Thank Jamie for her commitment to the Social Committee and advised that Jamie has decided to step down as committee chair. On a motion made by Brian Thiel and seconded by Todd Christofferson all were in favor to appoint Emily Caldwell to the Social committee as chairperson of the committee.

Other New Business- Brian noted that the Fall tree trimming is scheduled. On a motion made by Ken Kunsman and seconded by Ron Schultz and with one vote nay majority voted to approved to reduce the number of trees trimmed be reduced by 20% fewer trees than in the past. Using an approved budget of \$24,000 or less to complete the fall trimming.

Adjournment: With no further business, Ken Kunsman made a motion to adjourn the meeting at 9:24 p.m. Ron Shultz seconded the motion, and the meeting was adjourned. An Executive meeting with just the board is to follow.

Respectfully Submitted,

Brandon Romine, LCAM
Castle Management, LLC

Approved: _____

Brian Thiel, President
Lansbrook Master Association Inc.

11/7/2022
Date