



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, December 19, 2022, at 7:00PM

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

Call to Order – The Lansbrook Master Association Inc. (“LMA”) Board Meeting was called to order by President Thiel at 7:01 pm. Board members Brian Thiel, Ron Schultz, Ken Kunsman, Adam Garff, Tom Lango, Todd Christofferson and Scott Tilsen were present.

Also in attendance were Brandon Romine, LCAM with Castle Group, Ed Anderson, Director of Campus Services and approximately 26 residents.

President Thiel confirmed the signs were posted throughout the campus in advance of the meeting to meet the 48-hour notice requirement.

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

Approval of Meeting Minutes (November 28th, 2022) -

MOTION: A motion was made by President Thiel and seconded by Director Tillesen to approve the Annual Meeting Minutes from November 28th, 2022. The motion passed unanimously.

MOTION: A motion was made by Director Tillesen and seconded by Vice President Schultz to approve the Organizational Meeting minutes from November 28th, 2022. The motion passed unanimously.

MOTION: A motion was made by Director Tillesen and seconded by Vice President Schultz to approve the Board Meeting minutes from November 28th, 2022, with a correction to the votes casted. The motion passed unanimously.

Treasurer Report –

MOTION: A motion was made by Vice President Schultz and seconded by Vice President Schultz to approve the November financials as Treasurer Lango presented them. The motion passed unanimously.

Director of Campus Services' Report –

Ed Anderson has returned from PTO. Ed mentioned he is working to get caught up. The main concern Ed shared is that the Lakefront Park bathrooms have been experiencing plumbing back up problems, this is a result of the powerline to the lift station is not functioning. Ed advised that he is working with Duke Electric and the community Electrician to resolve this matter. Ed discussed the possibility of Portable Toilets placed at Lakefront Park during the interim.

Ed advised he has received a proposal from a Boring vendor that provided a quote for \$6,000. LMA will be responsible for providing the pipe which is roughly 200ft.



President's Report –

President Thiel discussed the recent "deer shooting" and last year's deer shootings. Regarding last year's incidents, he noted that a particular person came under suspicion and that the shootings permanently stopped either just prior to that person being questioned by authorities or immediately after that person was questioned. The suspect was not a Lansbrook resident and authorities always suspected the deer were being shot outside of Lansbrook, either along the golf course or near the firehouse.

Regarding the recent "deer shooting" incident, he noted that the FWC Officer who handled the deer's carcass was not certain that the deer was shot. Rather, the feathered end of a bow was found nearby.

In both 2021 and 2022, President Thiel had extensive conversations with FWC Officers who were on campus. It is currently deer hunting season, which means it is legal to hunt with bows and cross bows. There are many places in East Lake where it is legal for a property owner to hunt. This is not legal advice and some restrictions may apply.

The FWC is not worried that the shooter is a potential serial killer. They are not concerned about pedestrians being shot accidentally, because the incidents are probably happening away from people. They were never seeking to arrest someone, even during 2021's incidents, but rather to get the shooter to stop and to possibly teach him about safe hunting practices.

Resident Comments –

All Resident comments were related to the possibility of pickleball courts at the Commons Park. All resident comments related to pickleball were in favor for the installation of courts.

New Business:

MOTION: A motion was made by Treasurer Lango and seconded by Director Kunsman to approve the proposal from Bashore and Legendre CPA in the amount of \$6,100.00 to complete the 2022 Audit. The motion passed unanimously.

MOTION: A motion was made by Director Tillesen and seconded by Director Kunsman to approve the 2023 meeting schedule calendaring every board meeting will be on the 4th Monday of every month except for in December when it will take place on the 3rd Monday. The Budget meeting will take place at the September meeting and the Annual/Organizational will take place during the November meeting. The motion passed unanimously.

Sign Painting –

This has been tabled as President Thiel would like to gather additional information.

Coverall Janitorial –

There was a discussion about prepaying Coverall Janitorial Services to prevent a cancellation in service. It was decided that the LMA should not prepay any bills but should expect Castle to pay suppliers in a timely manner



Pickleball Courts –

MOTION: A motion was made by Vice President Schultz and seconded by Director Kunsman to accept Precision Courts proposal totaling \$4900.00 to install 2 Pickleball courts on the northeastern section of the Common's Park basketball court. This project will be deducted from Reserves. The motion passed unanimously.

Other New Business-

MOTION: A motion was made by Vice President Schultz and seconded by Director Kunsman to approve the rebuild of the S1 pump motor cost totaling \$5,000.00. This will provide the LMA with one spare motor in the event of a motor failure throughout the campus. The motion passed unanimously.

MOTION: A motion was made by Treasurer Lango and seconded by Director Tillesen to transfer \$125,000.00 from current Operating account to the Reserve account affective January 1st, 2023. The motion passed unanimously.

President Thiel discussed the construction of Sunset and that the developer built outside of the scope of the NDRC approval. The board has agreed to discuss this with the association's attorney.

Adjournment –

MOTION: A motion was made at 8:25pm by Vice President Schultz and seconded by Director Kunsman to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned.

Submitted,

Brandon Romine, LCAM
Castle Management, LLC

Approved:  4/21/2023

Date
Brian Thiel, President
Lansbrook Master Association Inc.