



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, January 23, 2023, 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, Adam Garff, Tom Lango, Todd Christofferson were present.

Also in attendance were Brandon Romine, LCAM and Sherilyn Craig Regional Director with Castle Group, Ed Anderson, Director of Campus Services and approximately 9 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 five of the seven directors present.

Approval of Meeting Minutes (December 19th, 2022) -

MOTION: A motion was made by Treasurer Lango and seconded by Director Christofferson to approve the Board Meeting Minutes from December 19th, 2022. The motion passed unanimously.

MOTION: A motion was made by Vice President Schultz and seconded by Treasurer Lango to approve the Executive Session Meeting Minutes from December 19th, 2022. The motion passed unanimously.

Treasurer Report –

MOTION: A motion was made by Vice President Schultz and seconded by Director Kunsman to accept the Treasurer’s Report as Treasurer Lango presented. The motion passed unanimously.

Director Kunsman has joined the meeting.

Director of Campus Services’ Report –

Ed Anderson reported the holiday lights have been removed. Ed also advised the pump station at Lakefront Park had bad wiring. As a result, the S1 pump burnt out and has been repaired. Ed met with Toro to discuss the possible upgrade of the irrigation computer and controllers throughout the campus. Ed and his team have been repairing irrigation pucks throughout the campus. Ed advised that pre-Emergent and weed control has been applied to the turf.



President's Report –

President Thiel did not have a presidents update this month.

Resident Comments –

All Resident comments were related to irrigation repairs that have been handled by Ed Anderson and the dead tree near Robinwood that Brightview will be replacing at their cost and applying a drip line for the replacement.

New Business:

The board approved to proceed with Speedy Pete's pressure washing proposal to clean all structures, playground equipment and concrete surfaces at Commons Park. Total cost for the project is \$2,200.00.

MOTION: A motion was made by Treasurer Lango and seconded by Director Kunsman to recognize and approve for spend in 700131 Fertilizer/Pest Control to exceed the current budgeted line item by \$10,000 for a total expected spend in this category of \$25,000. The spend is to increase treatment for common grass and landscaping across the campus and the offset will be underspend in other landscape areas, such as 700150 Plants/Sod/Misc. The motion passed unanimously.

MOTION: A motion was made by President Thiel and seconded by Secretary Garff to approve the repair of 50 irrigation wire locations and to allocate \$25,000.00 from reserves. The motion passed unanimously.

Director Tillesen has joined the meeting.

Other New Business-

MOTION: A motion was made by President Thiel and seconded by Director Christofferson to approve Bay Area Grounds to trim 96 Crepe Myrtles within the next month not to exceed \$5000.00. The motion passed unanimously.

The board approved Ed Anderson to proceed with Leaf cleanup proposals and to authorize the work not to exceed \$14,000.00.

The board approved allowing the Social Committee to have an event with a band or DJ.

Adjournment –

MOTION: A motion was made at 8:01pm by Vice President Schultz and seconded by Director Kunsman to adjourn the meeting. The motion passed by acclamation, and the meeting was adjourned.

Submitted,

Brandon Romine, LCAM



Castle Management, LLC

Approved: Brian Thiel 4/6/23
Brian Thiel, President Date
Lansbrook Master Association Inc.