



LANSBROOK MASTER ASSOCIATION, INC.

Annual Membership Meeting Minutes

Monday, November 27, 2023, at 7:00 PM

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 7:00 p.m. Board members Brian Thiel, Tom Lango, Ken Kunsman, Ron Schultz, Adam Garff, Todd Christofferson, and Scott Tillesen were present.

Also in attendance were Reina Bravo, LCAM, and Ed Anderson, Director of Campus Services, and approximately 32 residents.

Affidavit of Notice - Brian Thiel referenced an Affidavit of Notice from Sydney Toolis from Castle Group dated November 10, 2023, indicating the notice for the meeting was mailed to all homeowners.

Certification of a Quorum - Certification of Quorum - Brian Thiel conducted a roll call of the delegates. 18 of 21 neighborhoods were represented in person or by proxy, representing 1,680 of 1,800 homes. Highgate, President’s Landing, and Sunset were absent. A quorum was established.

Treasurer Report –

The Treasurer’s Report was presented by Treasurer Lango. The report was accepted as presented.

Director of Campus Services Report –

Ed Reported an update on the horizontal bore to connect to the irrigation at the blue wall still has been completed but needs to put 600ft of pipe down which can cost \$3000.00. He also reported that the Christmas lights are all completed and a tree at Lakefront Park needs a new photo sensor replaced. They continue to do overseeding and advised of the new county irrigation restrictions.

President Report-

In his remarks, President Thiel reminded the attendees that Lansbrook’s Declarations and Lansbrook’s Architectural Review Committee (ARC) have authority over all 1,800 properties, in addition to the neighborhood HOA’s Declarations and ACC, which have authority over all properties in a particular neighborhood. A neighborhood HOA can be more restrictive, but not less restrictive, than Lansbrook. Neighborhood HOAs (and residents) should consult with Lansbrook’s ARC, particularly on unusual requests. He noted that Lansbrook’s ARC has previously denied requests for permanent basketball hoops, swings and playsets, sheds, chicken coops, and vinyl fences.



Resident Comments –

Residents Sharon Bressen, Marty Richman, Jackie Walker, and George Fitzgerald spoke on different subjects. Several residents noted the poor state of grass due to water at Robinwood, Quail Lake, and Kylemont by the entry pond. Resident Dan Carioggia spoke about street lights and volunteered to report those lights that are purple.

New Business:

Election and Announcement of Board of Directors - Three candidates were nominated for four positions: Ron Schultz (Fallbrook), Scott Tillesen (Carlyle), Todd Christopherson (The Preserve), and Bill Handley (President's Landing). The candidates elected to the board were Ron Schultz with 1548 votes, Scott Tillesen with 1548 votes, Todd Christopherson with 1548 votes. Bill Handley did not receive any votes.

Carryover of Excess Funds - Regarding the question regarding the carryover of excess funds, the vote was 1548 in favor and 0 opposed, and the motion passed.

Waiver of Audit - President Thiel noted that it's the LMA Board's preference to annually conduct an audit and encouraged the Delegates who were present to vote their conscience. Regarding the question of waiving the state-required annual audit, the vote was 184 in favor, 1364 opposed, and the motion failed.

Other New Business-

There was no other new business at the time of the meeting.

Adjournment –

MOTION: A motion was made at 7:53 p.m. by Vice President Schultz (Delegate for Fallbrook) and seconded by Director Christofferson (Delegate for The Preserve). The motion passed unanimously.

Submitted,

Reina Bravo, LCAM
Castle Management, LLC

Approved:  12/25/23
Brian Thiel, President Date
Lansbrook Master Association Inc.