



## LANSBROOK MASTER ASSOCIATION, INC.

### Board Meeting Minutes

Monday, October 23, 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, and Scott Tillesen were present.

Director Todd Christofferson was not present at the start of the meeting.

Also in attendance were Reina Bravo, LCAM, and Ed Anderson, Director of Campus Services, and approximately 12 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 six of the seven directors present.

#### **Approval of Meeting Minutes (September 25, 2023) -**

**MOTION:** A motion was made by director Tillesen and seconded by Treasurer Lango to approve the Board Meeting Minutes from September 25, 2023. The motion passed unanimously.

#### **Treasurer Report –**

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

Director Todd Christopherson joined the meeting near the beginning of the Treasurer’s comments.

#### **Director of Campus Services’ Report –**

Ed Reported they over seeded the soccer fields and volleyball courts and continue to weed control and fix the irrigation throughout the property. They also started putting up the Christmas lights.

#### **Resident Comments –**

Aylesford Resident Lori Suellau, who goes by the name Lori Rickbeck on Facebook, had several comments and questions regarding Lansbrook’s ARC.

President Thiel noted that the role of Lansbrook’s ARC is not changing. He noted that it is the deciding authority (it does not refer matters to the LMA Board), and it is authorized primarily by Section 8 of Lansbrook’s Declarations. Lansbrook’s ARC has authority over major landscaping



changes, signs and colors and similar items for the 21 neighborhood HOAs. It also has authority over all 1,800 houses in Lansbrook regarding any changes to the exterior of a house or landscaping.

Thiel also noted several instances when Lansbrook's ARC has been consulted by neighborhood HOAs or had discussions, including:

- It was consulted after the fact when Aylesford allowed residents to install a white vinyl fence along East Lake Road. Although the committee didn't take action in that case, it would probably look unfavorably to installing a vinyl fence elsewhere in Lansbrook.
- It was consulted after the fact when President's Landing recently removed 6 large Oak trees and decided to take no action.
- It was consulted indirectly (via the LMA President) by Devonshire and another regarding installation of a permanent basketball hoop. It was consulted by Juniper Bay on the installation of a large play set. In those cases, although the answer was "no", President Thiel noted that's short-hand for "Lansbrook's ARC has previously said no, but you can still appeal with a submission to Lansbrook's ARC for reconsideration."
- It was consulted on the installation of a fence by a resident in Berisford.

President Thiel stated that "if you haven't seen something done 10 times in Lansbrook, you should probably refer it to Lansbrook's ARC."

#### **New Business:**

##### **ARC Membership-**

A motion was made by President Thiel and seconded by Director Kunsman to have a three-member ARC committee until they can find replacements for the two open seats. The ARC consists of Ron Schultz, Michael Perenich, and Rosalia Gianola. It will be left to the committee's discretion to select a Chair. The motion passed unanimously.

##### **Insurance Renewal-**

A motion was made by Vice President Schultz and seconded by Director Tillesen to approve the insurance renewal in the amount of \$65,000.00. The motion passed unanimously.

##### **S1 Pump-**

A motion was made by Director Garff and seconded by Director Kunsman to approve the repairs of the S1 Pump motor in the amount of \$6,500.00 and to be paid out of the reserves. The motion passed unanimously.

##### **Wet Well Clean Out-**

A motion was made by Director Kunsman and seconded by Director Tillesen to approve the wet well clean out in the amount of \$3,000.00. The motion passed unanimously.

##### **Tree Trimming-**

A motion was made by Director Kunsman and seconded by President Thiel to approve Oak tree trimming in the amount of \$20,000.00. The motion passed unanimously.



**Other New Business-**

There was a request from the members to adjust the lights at the pickleball court.

**Adjournment –**

**MOTION:** A motion was made at 7:57 p.m. by Vice President Schultz and seconded Treasurer Lango. The motion passed unanimously.

Submitted,

Reina Bravo, LCAM  
Castle Management, LLC

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