



LANSBROOK MASTER ASSOCIATION, INC.

Annual Membership Meeting Minutes

Monday, November 17, 2025, at 7:00 PM

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

Call to Order – Call to Order – The Lansbrook Master Association Inc. Annual Membership Meeting was called to order by President Thiel at 7:00 p.m. Board members Brian Thiel, Tom Lango, Ken Kunsman, Ron Schultz, George Fitzgerald, and Scott Tillesen were present. Director Michael Perenich was not present at the meeting.

Erika Ramirez, LCAM, Daniel Reid, Director of Campus Services, and approximately 41 residents were also in attendance.

Affidavit of Notice – Brian Thiel confirmed that the notice for the meeting was mailed to all homeowners and signs were posted throughout the campus 14 days in advance of the meeting.

Treasurer Report – Reports were provided at the Annual Meeting. Treasurer Lango presented the Treasurer's Report. The report was accepted as presented. Treasurer Lango's report is incorporated by reference.

Director of Campus Services' Report – Reports were provided at the Annual Meeting. No contracts to discuss.

Resident Comments – Daniel reported continued collaboration with the landscaping, irrigation, and repair teams.

Irrigation upgrades and repairs are in progress, contributing to improved water conservation, lower maintenance costs, and healthier landscaping. Athletic fields continue to be maintained at a high, professional standard.

He also noted the completion of his Urban Fertilization License and Limited Lawn & Ornamental License, enhancing grounds management efforts.

The transition from BrightView to RedTree has been completed, and the new landscaping team is performing well.

President's Report – President Thiel stated that although he remains involved in many tasks, he will transition more responsibilities to the Maintenance Supervisor and the Property Manager, while still enjoying his role. He noted several major reserve projects are planned for the near future, including a more than \$200,000 project to resurface the basketball and pickleball courts at Lansbrook Commons, which are showing significant cracking and exposed rebar. He also mentioned the long-delayed patio



brick replacement at the Lakefront Park pavilion, a project postponed since 2020, and confirmed that adequate reserve funds are available to complete it.

Resident Comments –

The primary resident questions focused on activating or obtaining new Lakefront Park gate access cards. Residents also complimented the work performed by Daniel Reid throughout the Year.

New Business –

Election of Directors

Three (3) directors were elected by acclaim

Ron Schultz, Scott Tillesen, and Michael Perenich were elected to two-year terms by acclaim

Carryover of Excess Funds - Regarding the question of the carryover of excess funds, the President explained that excess funds from the 2025 fiscal year budget would be applied to the 2026 fiscal year budget and requested a vote from the delegates, recommending a “yes” vote.

Delegates were called individually, and all participating delegates, including those voting by proxy, voted in favor. Absent delegates were noted.

The final vote count was 1,656 in favor and 0 against. Motion passes.

Adjournment –

MOTION: A motion was made at 7:46 p.m. by George Fitzgerald and seconded by Ken Kunsman. The motion passed unanimously.

Submitted,

Erika Ramirez, LCAM
Castle Management, LLC

Approved	<small>DocuSigned by:</small> <i>Brian Thiel</i>	1/28/2026
	_____ Brian Thiel, President Lansbrook Master Association Inc.	_____ Date