



LANSBROOK MASTER ASSOCIATION, INC.

Board Meeting Minutes

Monday, February 23rd, 2026, 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, Michael Perenich, and Scott Tillesen were present.

Erika Ramirez, LCAM, Daniel Reid, Director of Campus Services; 15 residents were also in attendance.

President Brian Thiel confirmed that the signs were posted throughout the campus 48 hours in advance of the meeting.

Approve Meeting Minutes –

MOTION: Ron Schultz made a motion to approve the minutes. Michael Perenich, seconded. All were in favor. The motion passed with corrections from Tom Lango.

Treasurer Report – Tom Lango

- Reviewed January 31, 2026, financial report. Attached review.

MOTION: Brian Thiel motioned to accept the Treasurer's Report. Ron Schultz accepted; Ken Kusman seconded. All were in favor. The motion passed unanimously.

Director of Campus Services' Report

Daniel Reed reported that the soccer field was fully stripped, laser-graded from the ground up, and professionally restored.

Additionally, Safe Circuit Electric completed the installation of new landscape lighting along the north and south grounds at Lansbrook.

Resident Comments: Residents expressed strong appreciation for the new lighting installation around the ponds. They also conveyed approval and satisfaction with the recent progress on community projects, noting that these improvements are helping bring the community together.

President's Report – The President reported the following:



Recent improvements include updated lighting at the Blue Wall, now illuminated in blue, and the replacement of all 20 lights behind the two entry ponds, significantly enhancing nighttime aesthetics.

Front fountains at the entrance are fully operational again after repairs following a lightning strike, and new spotlights further improve their appearance. The gate at Lakefront Park has been repaired and is operational, with reimbursement being pursued for vandalism-related costs.

Additional updates include a meeting with a tile vendor for renovations to the ladies' restrooms at Lakefront Park and a planned motion to replace heavily rusted restroom dividers. Overall, multiple projects are completed, underway, or about to begin, reflecting positive progress across the community.

New Business

MOTION: Tom Lango motioned to transfer \$12,000 from the operating account to the reserve account to offset the previously discussed lighting project. Ken Kusman seconded. All were in favor. Motion passed unanimously.

MOTION: Brian Thiel opened the discussion by introducing a motion to allocate \$105,000 to implement Phase One of the Lansbrook Commons remodel, which was seconded by Ron for discussion.

The President proposed allocating \$105,000 to fund Phase One of the Lansbrook Commons remodel. To better manage the project, the remodel was divided into three phases.

- **Phase One** includes demolition and reconstruction of four pickleball courts with asphalt, new fencing, gates, and multi-color court surfacing.
- **Phase Two** focuses on the central commons area, including removal of existing concrete pads, replacement of picnic tables, and upgrades to the central structure.
- **Phase Three** involves complete removal and reconstruction of the basketball courts, along with replacement of the basketball hoops.

MOTION: Brian Thiel motioned to approve \$52,600 for Top Notch Grading related to the Lansbrook Commons project. Michael Perenich seconded. All were in favor. Motion passed unanimously.

MOTION: Brian Thiel motioned to approve \$44,200 for Precision Courts as part of the Lansbrook Commons improvements. Michael Perenich seconded. All were in favor. Motion passed unanimously.

