



## **LANSBROOK MASTER ASSOCIATION, INC.**

### **Board Meeting Minutes**

Monday, April 27, 2026, at 7:00 PM

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

Meeting Called by: Brian Thiel, President 7:00 pm

#### **Attendees**

Board Members Present: Brian Thiel, Scott Tillesen, George Fitzgerald, Michael Perenich, and Ron Schultz (joined during Treasurer's report).

Board Members Absent: Tom Largo and Ken Kunsman

Staff Present: Daniel Reid, Director of Campus Services and Kenneth Rosenwald, Property Manager.

Approximately ten Community Members were present.

**Quorum:** A quorum was established with four board members present at call to order.

#### **Call to Order**

President Brian Thiel called the meeting to order at 7:00 PM. He confirmed that proper notice was given, with signs posted on Friday/Saturday and agendas distributed on Saturday.

#### **Treasurer's Report**

Scott Tillesen read the Treasurer's Report on behalf of Tom (Treasurer), who was absent:

Financial Position as of March 31, 2026:

- Total cash: \$718,000
- Operating cash: \$315,000
- Reserves: \$403,000

Income Statement:

- March performance: \$7,000 favorable against budget
- Year-to-date: Essentially breakeven, slightly negative by \$2,000
- Revenue: Coming in as expected

**Key Expense Areas:**

- Tree Trimming: \$21,000 in March, \$30,000 year-to-date. Higher than monthly budget but timing-related issue; services are performed and invoiced in large batches. No concern: it will normalize over the year.
- Irrigation and Repairs Maintenance: Dropped significantly to \$1,000 in March after February spike of \$12,000. Year-to-date total of \$16,000 compared to budget of \$14,000. Only modestly over budget, appears to be variable episodic activity, not a sustained issue. Will continue to monitor.

**Reserves:**

- Monthly contributions: \$12,950
- Additional transfer during period: \$12,000
- Reserve funding remains aligned with long-term plan.

Summary: The association remains in a strong and stable financial position with results tracking in line with expectations and no immediate financial risks.

**Motion:** Ron Schultz moved to accept the Treasurer's Report as stated. Michael Perenich seconded. The Motion passed unanimously.

**Director of Campus Services Report**

Daniel Reid provided the following updates:

- Pickleball Courts: Paving completed. A concrete light pole was damaged during grading process but has been replaced. Fence installation scheduled to begin May 11th.
- Athletic Fields: All fields except the kiddie field were aerated at 4-inch depths and de-thatched for better start to growing season.
- Training: Attended 4-day Toro NSN class for enhanced understanding of the Toro Links irrigation software system currently used by Lansbrook.

**President's Update**

President Brian Thiel provided updates on various projects and facilities:

**Pickleball Courts Timeline:**

- Asphalt installation complete.
- Fence installation: May 11th.
- Painting scheduled: May 26th (approximately one week duration)
- Cure period: Several days.
- Expected availability: First week of June 2026

**Lakefront Park Bathroom Remodel:**

- Expected completion: 1-2 weeks.
- Phased opening: Doors may open once toilets and dividers installed (limited functionality without sinks initially)
- Sinks installation: After dividers are installed and counter size determined.

**Pump Replacements:**

- S2 pump: Contract switched from EMMI to ProPump due to significant price increases from EMMI (attributed to past payment delays). ProPump provided a better quote.
- S3 pump: One pump still non-functional; awaiting quote

**Lakefront Park Camera System:**

- Current system is non-functional.
- Replacement authorized but awaiting materials arrival.
- Installation to occur once materials are available.

**Commons Camera System:** Functioning well.

**Property Damage Prevention:** President discussed ongoing efforts to prevent damage to new pickleball courts by middle school boys on e-bikes, including explaining potential felony charges for vandalism and camera surveillance.

**Public Comment Period**

Resident Susie Farmer inquired about the proposed Lansbrook lakefront light post. President Thiel confirmed the board received her email and noted strong opposition from homeowners backing up to the park. He indicated the proposal likely will not proceed unless significant community support emerges.

**Old Business**

**Property Management Discussion -**

President Thiel reported that detailed discussion was deferred due to Treasurer Tom's absence.

**Key points:**

- Frankly Coastal identified as potential replacement for Castle.
- Anticipated significant cost savings.
- Current Castle performance characterized as "extremely poorly" for extended period.
- Primary function is bill payment, with current performance "extremely disappointing."
- Tom conducting additional due diligence.

**Motions and Resolutions -**

**Light Pole Replacement Authorization**

Background: Concrete light pole at Commons was damaged during pickleball court grading. Replacement cost \$6,050. President authorized replacement before asphalt installation with the intent to withhold amount from asphalt contractor payment. Two separate contracts (asphalt and painting) were intentionally created to mitigate this type of risk.

**Motion:** President Thiel moved to authorize \$6,050 for light pole replacement (retroactive authorization). Second by Ron Schultz. Discussion: Michael Perenich inquired about adding additional lighting for volleyball court or field. President confirmed current volleyball court has two light poles with approximately four lights providing good coverage. Field lighting would be more attractive to teams but would require separate discussion. The Motion passed unanimously.

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**Additional Mulch Installation Funding**

Background: Original mulch budget had \$8,750 remaining. President hoped to use for second round of pine straw, but contractor was working from previous year's estimate and came up short.

**Motion:** President Thiel moved to approve additional \$8,250 to Redtree to complete mulch installation. Second: Michael Perenich. Resident Lynn Fuhler raised concerns based on previous HOA experience where landscapers covered grass with pine needles, causing dead grass and expanding tree rings year over year, including connecting rings between trees and objects. President Thiel acknowledged the concern and stated he shares similar pet peeves about expanding tree rings and rings around inanimate objects. He noted only one light pole and one electrical box (near Ivy) were mulched this year, with others growing back in grass. Contractor understands his desire for tree rings to get smaller, not bigger, but requires constant vigilance. The Motion passed unanimously.

**Positive Feedback:** George Fitzgerald shared that he has received wonderful comments from residents about the lighting and pond condition at the front entrance.

**Adjournment of Regular Session**

President Thiel adjourned the regular meeting at 7:16 PM.

Submitted by,  
Scott Tillesen  
Secretary  
Lansbrook Master Association, Inc.

**Approved:**  6/8/26  
Brian Thiel, President Date  
Lansbrook Master Association, Inc.