



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

### **Board Meeting Minutes**

Monday, February 23, 2026, at 7:00 PM

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

**Call to Order** – The 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; and 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 from January 28, 2026. Michael Perenich, seconded. 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 Kunsman seconded. The motion passed unanimously.

#### **Director of Campus Services' Report**

Daniel Reid 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 Kunsman seconded. The 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 Schultz 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. The Motion passed unanimously.

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

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**MOTION:** Brian Thiel motioned to approve \$2,750 for welding services associated with the Lansbrook Commons project. Michael Perenich seconded. The Motion passed unanimously.

**MOTION:** Brian Thiel motioned to approve \$5,000 for miscellaneous expenses related to the Lansbrook Commons project. Michael Perenich seconded. The Motion passed unanimously.

**MOTION:** Brian Thiel motioned to approve \$8,350 to run a new electrical line at Pendlebury Drive, to be funded from the reserve account. Michael Perenich seconded. The Motion passed unanimously.

**MOTION:** Brian Thiel motioned to approve \$6,000 to replace the partition dividers in the ladies' restroom at Lakefront Park, to be funded from the reserve account. Michael Perenich seconded. The Motion passed unanimously.

**Adjournment**

**MOTION:** A motion was made to adjourn at 7:38 p.m. by Ron Schultz and seconded by Tom Lango. The motion passed unanimously.

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

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

This summary reflects the LMA financials for the first month of 2026, reflecting income and spend for January 2026 and a comparison to the January 2026 budget which was developed and approved in late summer and fall of 2025.

Balance sheet:

- \$731,036 in total cash, consisting of:
  - \$313,775 operating – representing a comfortable position to 3 months of total operating expense
  - \$417,261 reserves – in line with reserve study requirements

Income statement:

Revenue - \$103,705 is inline with budget

Admin Expenses - \$1536 is \$500 favorable to budget

Insurance - \$4,572 is \$1578 favorable to budget. Under review. Insurance premium looks identical to prior year which would be great outcome, but unexpected at time of budget.

Contract Services - \$42,661 is \$750 favorable to budget.

Utilities - \$9,524 is \$1000 favorable to budget. Water and sewer under review. We appear to have been invoiced for the budget. Appears to be prior period accrual was overstated.

Repairs and Maintenance - \$7,238 is \$21,000 favorable to budget

Variable spend is typically treated in the budget as the same budget per month, but expenses come in project based and the timing varies.

Overall, LMA January 2026 financials reflect a \$25,000 positive variance to plan. This is not unexpected as we approved significant projects in January against spend, but we have yet to obtain invoices and thus have the expense.