

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
March 21, 2017**

I. CALL TO ORDER: Vice President Nancy Cason called the regular session meeting of the Four Seasons Lakesites Property Owners Association (FSLPOA) Board of Directors to order at 8:59 a.m. at the Four Seasons POA Community Center. Board members present were: Nancy Cason, Steve Yoder, Maggie Moe and Christophe Torres. Mary Bustin and Terry Roets were absent.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell, Della Miller and Heidi Altman. Also present: Sgt. Jim Elkin, Sheriff Tony Helms and Capt. Chris Twitchell of Camden County Sheriff's Office; Vanessa Hawkins from Wilson Toellner CPA; Jill Parks, legal counsel to the POA Board; Kevin Luttrell with Horseshoe Bend Special Road District; Arnold Sandbothe with Village of Four Seasons; and Cary Osment, Builder/Developer.

Members present: Chris Denmeter.

II. MEMBER QUESTIONS OR COMMENTS: Mr. Osment presented a development plan to the Board requesting permission to replat several lots on Terry Road. The presentation is filed with the minutes. Mr. Luttrell with HBSRD stated Terry Road would be paved in the paving season following the start of construction.

III. APPROVAL OF MINUTES – February 21, 2017 Regular and Executive Sessions: Mr. Yoder made a motion to approve the December minutes. Ms. Moe seconded the motion. The February 21, 2017 minutes were approved.

IV. REPORTS:

- A) Financial:** Ms. Hawkins reviewed the highlights of the financials stating payment statistics, although there were less pre-paid assessments comparing 2016 to 2017, the overall payments are at about 75% for the 2017 assessments. The only Reserve expense for 2017 so far is for the new key card reader for the stairway door to the Fitness Center.
- B) Sheriff:** Sgt. Elkin reviewed the stats from February. He highlighted an arrest was made for a burglary where items were recovered. He also shared that officers made three drug arrests in two different ordinary traffic stops.
- C) Village of Four Seasons:** Mr. Sandbothe announced the first meeting for the Planning and Zoning committee will be held Tuesday, March 28 at 5:00 p.m. at Village Hall. This meeting is open to the public and they welcome ideas and suggestions. The Board discussed that they should attend in some fashion whether one person is designated or they set up a rotation. Mr. Sandbothe also discussed Senate Bill #5 passing lowers fines which may

increase the expenses of Village Hall. They have four different options for Village Court which they will be deciding on after the month of April to see the affects they experience. He reminded everyone to read the ballot carefully and get out to vote in the April 4 election.

- D) Horseshoe Bend Special Road District:** Mr. Luttrell asked everyone to vote in the upcoming April election. He discussed the Text Alert system they have set in place stating they will keep texts to a minimum. HBSRD has a new FaceBook page. They are working 4 days a week, 10 hours a day but if needed beyond that time MAM knows how to reach them. Paving for 2017 is undecided until they reach an agreement with a paving company. Mr. Luttrell will communicate with Ms. Miller when they know what roads, what time frame and what paving company they will be using this year.
- E) Management:** Ms. Miller provided reports for the Board to review prior to the meeting. Ms. Miller updated the Board on the collection call process and addressed a concern of billing deceased owners and charging monthly interest and late fees. Ms. Cason informed the charges 'run with the land' per the attorney. Ms. Miller suggested pulling those flagged accounts out of the regular past due accounts report and creating new field for accounts that will never be collected. The Board agreed to revisit the procedure.

Management is still looking for a stone or rock for the monument at Resplendor. MAM has found an individual that can sandblast etched stone.

V. UNFINISHED BUSINESS:

- A) Recycling – Porto Cima Update:** Republic quoted an 8 yard recycling container with a lock bar to be picked up every other week at \$56.75 per month. Management is still looking for recycling options.

VI. NEW BUSINESS:

- A) Title Reporting Service:** When McElyea sold to Great American, they continued on with the title service that had been provided to the POA for many years. While making collection calls, it became apparent to Ms. Miller that titles had been transferred which MAM had no record of. Upon further investigation she found that Great American had decided they no longer wanted to provide the service so they stopped without informing MAM. Ms. Miller was able to locate a reporting service in Camdenton, Chalfant & Tompkins Title Agency. They agreed to provide the service for \$50 per month and \$1 per page. Mr. Yoder made a motion to continue using Chalfant & Tompkins Title Agency through year end 2017. Ms. Moe seconded the motion. The motion passed.
- B) Community Center – Internet Service:** There have been complaints from members not being able to use the free Wi-Fi amenity periodically at the Community Center and Fitness Center. In calling Charter, it was discovered the usage could be upgraded to 100 mg with an increase of \$57.00 per

month. Mr. Yoder did not see a need to increase the service at this time. The Board agreed further discussion regarding the internet speed will take place during the work session.

- C) Facility – Landscape:** Mr. Yoder suggested discussing this topic in the next work session as they review MAM's scope of work.
- D) Fitness Center – Modification:** Mr. Torres discussed possibly expanding the Fitness Center into the storage closet area. This topic will be discussed at the next work session.
- E) Community Garden - Ad Hoc Committee:** Ms. Miller will place an article in the April AP to gather interest. This committee will roll into other topics such as nature trails, yard waste, etc.

VII. COMMUNICATIONS: Ms. Miller announced CCSO has been emailing MAM requesting information be shared on FB and the website. She also mentioned the increase communication with HBSRD adding Text Alert.

Mr. Yoder made a motion to move the meeting into Executive Session. Ms. Moe seconded the motion. The meeting moved into Executive Session at 10:33 a.m.

VII. ADJOURN: Mr. Roets made a motion to adjourn the meeting. Mr. Yoder seconded the motion. The meeting was adjourned at 11:55 a.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary