

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
April 18, 2017**

I. CALL TO ORDER: President Mary Bustin 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: Mary Bustin, Nancy Cason, Steve Yoder, Maggie Moe and Terry Roets. Christophe Torres was absent.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell, Della Miller and Heidi Altman. Also present: Sgt. Jim Elkin and Cpl. Shawn Kobel of Camden County Sheriff's Office; Vanessa Hawkins from Wilson Toellner CPA; Jill Parks, legal counsel to the POA Board; Sarah Amsinger with Horseshoe Bend Special Road District; Arnold Sandbothe with Village of Four Seasons and Roger Sallee with the water district.

II. MEMBER QUESTIONS OR COMMENTS: There were no member questions or comments.

III. APPROVAL OF MINUTES – March 21, 2017 Regular and Executive Sessions: Ms. Cason made a motion to approve the March minutes. Mr. Roets seconded the motion. The March 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 up 1.38% for 2017. She stated she can see a difference the extra calls from Ms. Miller and Mr. McDorman are making to the delinquent property owners. The only new expense in March was the GIS system for the website. Repair and Maintenance are showing over budget but that is because it is early in the year; they will balance throughout the year. The Board questioned why salt was charged to the Fitness Center. After a short discussion it was determined it should be changed over to the Community Center.

B) Sheriff: Cpl. Kobel reviewed the stats from March. He elaborated on a scam that is hitting the area and does every so often, where someone will call representing themselves as the citizens' relative being in trouble and needing assistance. Cpl. Kobel is going to write an article regarding this type of scam for the next Association Press. He also stated these sorts of phone calls should be reported to the CCSO for further investigation.

- C) Village of Four Seasons:** Mr. Sandbothe informed the Board that Dave Perdue and Carolyn Lorraine remain on the Board of Trustees after the recent election where they both ran unopposed. He was also happy to announce the out of state tax on purchases passed. Mr. Sandbothe complimented Mr. Yoder on representing the Board and the POA in the recent article in the paper regarding the Village survey. The Village has hired the Center for Planning and Resource Management to review the survey, make suggestions and correct some of the issues. Mr. Roets addressed the survey stating the willingness of the POA to advertise it once again after previewing to make sure there is no controversy. Mr. Sandbothe announced there will be a public meeting at the Village Hall on Monday, May 15 to discuss the development. The next Village Town Hall meeting is at 5:00 p.m. instead of 5:30 p.m. on Wednesday, May 10, 2017. They will discuss the future of the Village Court. Mr. Sandbothe stated he had several people ask if they could volunteer at the Dog Park. He invited the POA to encourage volunteers at the park.
- D) Horseshoe Bend Special Road District:** Ms. Amsinger informed the Board they would begin paving Friday, April 21, weather permitting. They hope to be complete within one week. She stated she sent a copy of the all the roads being paved to Ms. Miller. This will be all the paving they have scheduled for this year. A text alert will go out today in regards to the paving schedule. They are still accepting "adopt the road" volunteers.
- E) Management:** Ms. Miller provided reports for the Board to review prior to the meeting. Ms. Miller stated no further action will be taken in regards to recycling in Porto Cima at this time. There will be a GIS training seminar on Thursday, April 27 at 1:00 p.m. at the MAM office; the Board is invited to attend. Mr. Roets asked Ms. Altman to collect on past due storage members by the next meeting then be prepared to take action of removal.

Ms. Miller discussed the issue of ATV's and other motorized vehicles riding in the POA. Management has received calls from property owners complaining and concerned about the amount of ATV riding in the area. The issue was discussed with CCSO. It was determined the POA needs to construct a resolution regarding the use of ATV's and other motorized vehicles on POA and private property. Ms. Miller will draft the resolution and present it at the next Board meeting.

Specifications for the monument at Resplender have been determined. The sign will be approximately 10' x 7' with a jagged rock shape stained to match the other monuments in the area. The estimated time of completion would be 10 days to two weeks. The Board will consider approval under New Business-Projects.

Mr. Mitchell shared with the Board that internet at the Porto Cima Community Center was installed on Monday, April 17.

V. UNFINISHED BUSINESS:

A) Community Center - internet: Mr. Roets made a motion to increase the Community Center internet to 100mbps at \$57 more per month. Ms. Moe seconded the motion. Mr. Yoder abstained. The motion passed.

VI. NEW BUSINESS:

A) Fitness Center – Rules and Regulations Proximity Cards: Mr. Roets made a motion to accept the Rules and Regulations Proximity Cards as written. Ms. Moe seconded the motion. The motion passed.

B) Projects:

- 1. Country Club Storage – gates:** Mr. Mitchell informed the Board of the bids he received to install an automated gate with access panel. The lowest bid came in at \$10,500 from Trusdale Fence. The Board suggested waiting until the end of the year after other projects are completed.
- 2. Porto Cima Meeting Room Door Counter:** Mr. Mitchell suggested waiting on the purchase of a door counter. Now that there is internet at the meeting room, the door lock currently being used will count access. The Board asked for an article to be written requesting the members using the facility to please sign the guest register as that is how the Board will track usage.
- 3. Fitness Center Modifications:** Mr. Mitchell reported that he is currently waiting on bids for the possible modifications. Mr. Roets suggested expanding the area this year then growing into it next year. He provided a business card to Ms. Altman of a company that would make suggestions on equipment.
- 4. Key Card Lanyards:** Remove from project list.
- 5. Swim and Tennis Landscaping:** Remove from project list.
- 6. Resplender Drive entrance Monument Signage:** Mr. Roets made a motion to accept the bid proposal for a hand-made stone monument. Mr. Yoder seconded the motion. The motion passed.

VII. COMMUNICATIONS: Ms. Miller and Mr. Roets discussed possibly cutting the distribution of the Association Press to every other month. This will be discussed further at the budget planning session.

Mr. Sallee from the water district stated they have received approval to own the water system on Horseshoe Bend. They have a freeze on builder's fees. He feels the current fees need to be addressed and is open to discussing them with the Board.

Ms. Cason made a motion to move the meeting into Executive Session. Mr. Roets seconded the motion. The meeting moved into Executive Session at 10:25 a.m.

VII. ADJOURN: Mr. Roets made a motion to adjourn the meeting. Ms. Cason seconded the motion. The meeting was adjourned at 12:04 p.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary