

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
May 16, 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 9:03 a.m. at the Four Seasons POA Community Center. Board members present were: Nancy Cason, Steve Yoder, Maggie Moe, Christophe Torres and Terry Roets. Mary Bustin joined the meeting in progress.

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; Alaina Gump and Vanessa Hawkins from Wilson Toellner CPA; Sarah Amsinger with Horseshoe Bend Special Road District; and Arnold Sandbothe and Ranita Jones with Village of Four Seasons.

Members present: Patti Pilshaw, 128 GP1 and Gary Littrell 1383 CC5.

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

III. APPROVAL OF MINUTES – April 18, 2017 Regular and Executive Sessions: Mr. Roets made a motion to approve the April minutes. Ms. Moe seconded the motion. The April 18, 2017 minutes were approved.

IV. REPORTS:

- A) Financial:** Ms. Hawkins reviewed the highlights of the financials, highlighting payment statistics. The overall payments are up 1.2% for 2017. Ms. Gump reviewed the rest of the financials and reports with the Board, stating Fitness Center income is just over \$20,000.
- B) Sheriff:** Sgt. Elkin reviewed the statistics from April. He explained that he and Cpl. Kobel have been training two deputies, of which, at least one will be stationed on Horseshoe Bend. Sgt. Elkin also informed the Board they are gearing up for Memorial Day weekend and that he and his trainee will be working the traffic light at Duckhead Road for exiting visitors on Monday. Mr. Roets asked about ticketing patrons on Horseshoe Bend and the decrease in revenue. Sgt. Elkin confirmed that Camden County Sheriff's Office does not have quotas like some districts practice. Mr. Sandbothe reported that the Village is expecting to be down about \$20,000 this year because of recent state legislation.
- C) Village of Four Seasons:** Mr. Sandbothe reported the Trustees regularly scheduled meeting was held Wednesday, May 10, 2017. They are scheduled to discuss beautification within the boundaries of the Village at the June 14

meeting. The Trustees have also scheduled a meeting the Tuesday prior to their regularly scheduled Wednesday meetings the agenda for the meeting. There was a meeting last night regarding the study survey. Mr. Sandbothe reported they had 171 responses to the survey; 134 within Four Seasons POA and 37 outside the POA. They found that residents are satisfied overall. Mr. Sandbothe encouraged representation from all entities at all meetings.

D) Horseshoe Bend Special Road District: Ms. Amsinger informed the Board they have finished paving and are finishing up with the striping. She stated repaving for Horseshoe Bend Parkway is scheduled for year 2020. The crews are now mowing continuously to keep up with all the tall grass from the recent significant rainfall. Ms. Amsinger reported they have gotten a few more people signed up for Text Alerts. Ms. Miller said the article will be put in the June Association Press along with the water company text alert information.

E) Management: Ms. Miller provided reports for the Board to review prior to the meeting. She informed the Board that Management met with TOPS to work out a few kinks in TOPS One that is now implemented. Mr. Mitchell reported the grinder pump failure at the Community Center which has now been replaced. There was a break in the discharge line in the middle of a wedding reception. A&A responded to the incident within 30 minutes and monitored situation all weekend until the contractor could come fix the issue Monday morning. This will be a \$4k-5k repair.

The Board asked for an updated Project List so they may see where things stand now. There is nothing on the Project List to approve at this time.

V. UNFINISHED BUSINESS: There is now Unfinished Business.

VI. NEW BUSINESS:

A) Neighborhood Watch Program – Arlene Page: This subject will be postponed to a later date as Ms. Page has broken her leg and was unable to attend the meeting.

B) Guideline for Homebuilders: Mr. Yoder made a motion to approve the Guideline for Homebuilders as submitted by the ACC. Mr. Roets seconded the motion. The motion passed.

C) Resolution – ATV's: Discussion ensued. The Board agreed to strike "non-licensed" and add "unless specially permitted by the POA". Mr. Roets made a motion to approve the Resolution as amended. Mr. Yoder seconded the motion. The motion passed.

D) Yard Waste Disposal Site: This subject was tabled.

E) Fitness Center – Suggestion Results: The Board discussed the results from the suggestion questionnaire that was placed in the Fitness Center for a month. Expansion seemed to be the biggest focus of the results. There was

discussion of possibly expanding the Fitness Center this year and adding more equipment in 2018.

VII. COMMUNICATIONS: There was no report for communications.

Mr. Roets made a motion to move the meeting into Executive Session. Mr. Yoder seconded the motion. The meeting moved into Executive Session at 9:52 a.m.

VII. ADJOURN: Mr. Roets made a motion to adjourn the meeting. Ms. Moe seconded the motion. The meeting was adjourned at 1:08 p.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary