

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
September 19, 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 9:03 a.m. at the Four Seasons POA Community Center. Board members present were: Mary Bustin, Patti Pilshaw, Steve Yoder, Christophe Torres and Terry Roets. Maggie Moe was absent.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell, Della Miller and Heidi Altman. Also present: Deputy Daniel Strom of Camden County Sheriff's Office; Alaina Gump, Patricia Higgins and Adam Wolf from Wilson Toellner CPA; and Arnold Sandbothe and Ranita Jones with Village of Four Seasons.

Members present: Gary Littrell, 1384 CC5.

II. MEMBER QUESTIONS OR COMMENTS: Ms. Jones spoke on behalf of residents participating in the recent Fall Garage Sales stating traffic was very low on Saturday. Osage Beach had their citywide garage sale that day which may have been a factor in the low turnout for Saturday. She asked that MAM check with Osage Beach next year to verify what dates they have chosen for their garage sales and choose to schedule the Four Seasons POA Fall Garage Sale on a different weekend.

III. APPROVAL OF MINUTES – August 8, 2017 Regular and Executive

Sessions: Mr. Roets made a motion to approve the August minutes. Ms. Pilshaw seconded the motion. The August 8, 2017 minutes were approved.

IV. REPORTS:

A) Financial: Ms. Gump introduced Mr. Wolf who is the manager of the Camdenton and Lake Ozark accounting offices. She reported they are still unable to reconcile financials, therefore have been unable to provide financial statements to the Board. However, they are in the set-up phase with Caliber, a new software system that will soon replace TOPS One. She stated they have been very responsive and easy to work with through these early stages and feels positive about the transition. She also shared that Mr. Prince has been extremely helpful in the transition, as well as still communicating with TOPS One to keep the information flowing. Ms. Bustin asked if there was a timeframe for initiating Caliber completely, to which Ms. Gump replied she would pinpoint a timeline with them and communicate that information to Ms. Pilshaw who can inform the rest of the Board. Mr. Mitchell added there have been issues converting to Caliber from TOPS One. The billing cycle with TOPS One was last week; if it goes unpaid they may lose the ability to

convert the remaining information to Caliber. The Board asked that he speak with TOPS One and try to work something out with a delay due to all the issues that have incurred since switching to the new TOPS.

- B) Sheriff:** Deputy Strom reported on behalf of Sgt. Elkin, sharing the statistics that Sgt. Elkin had emailed the Board prior to the meeting. He highlighted a few events that took place and informed the Board Shawn Kobel will be leaving the Horseshoe Bend district to accept a detective position, which he had previously declined to stay on Horseshoe Bend.
- C) Village of Four Seasons:** Mr. Sandbothe shared with the Board that there is an opening for Village Clerk which is temporarily being filled part-time by Margaret Davis along with Alexis Mott from Penmac. He also informed the Board the Trustees have decided to move part of the court to the county due to Senate Bill 5 and 572. The Comprehensive Plan townhall meeting had nearly 50 people in attendance to listen to the plan and share suggestions. They do not have a future meeting date set at this time. The Trustees will be starting on the 2018 budget soon. The regularly scheduled meeting will be held Wednesday October 11, 2017. Ms. Jones informed the Board they tested storm sirens last week and all systems worked and were heard by Imperial Point homeowners.
- D) Horseshoe Bend Special Road District:** There was no report from HBSRD.
- E) Water District:** There was no report from the Water District.
- F) Management:** Ms. Miller provided reports for the Board to review prior to the meeting. She shared the positive outcome of meeting with the Bank of Versailles regarding Porto Cima residents being allowed to use the meeting room at the bank on the corner of Grand Point Blvd and MM. This information will be shared with residents in the November AP as well as FaceBook, the website and the annual letter from the President in December.

Ms. Miller was happy to announce a number of liens have been released since they were filed in August and statements were sent out.

V. UNFINISHED BUSINESS: There was no Unfinished Business.

VI. NEW BUSINESS:

- A) 2018 Proposed Budget:** Mr. Yoder made a motion to approve the 2018 Proposed Budget. Mr. Roets seconded the motion. The 2018 Proposed Budget was approved. Ms. Gump requested a copy be sent to Wilson Toellner CPA.
- B) Neighborhood Watch Signs:** The Neighborhood Watch signs are available at the MAM office. Interested property owners should contact MAM to map out their territory and coordinate with CCSO. Mr. Roets requested that picture of the signs be posted on FaceBook and the website. Mr. Jones and Ms. Pilshaw stated they would announce the information at their

respective neighborhood Block Party's in the coming weeks. Mr. Roets made a motion to allow placement of Neighborhood Watch signs as part of a public service to our community. Placement of said signs will be in accordance with HBSRD or Camden County Road District. Ms. Pilshaw second the motion. The motion passed.

C) Policy – Common Area Tree Removal: Mr. Yoder is concerned the policy does not limit clear cutting of trees. Ms. Bustin asked management to add "Not intended to clear cut an area for intentions of a better view". Mr. Yoder made a motion to approve the new Common Area Tree Removal Policy with the added note. Mr. Roets seconded the motion. The motion passed.

D) Replat – Proposed Fees: Mr. Yoder suggested adding a caveat regarding a refund if a home is built on the replatted properties. He will draft a new proposal with this information added and email to the Board for approval. Mr. Yoder made a motion to accept the new replat fees and create a new policy regarding refunds for building a home on the replatted property. Mr. Roets seconded the motion. The motion passed.

E) Project List:

1. GIS Mapping (Layering Project) – Mr. Roets made a motion to approve Project List Item #9, GIS Mapping. Mr. Yoder seconded the motion. The motion passed.
2. The remaining portion from 2017 Project List budget totaling \$9947.50, shall go toward the campground updates.
3. 2017 Reserve Expenditures Project List Item #3, Campground Electrical Pedestal Replacement is approved and should be ordered in 2017.
4. 2017 Reserve Expenditures Project List Item #4, Bittersweet Pool Mechanical Equipment Replacement has been completed.
5. 2017 Reserve Expenditures Project List Item #5, Swim and Tennis Club – Asphalt Pavement Mill & Overlay. It was suggested by Mr. Mitchell to apply the money from 2017 to the 2018 Project List Item #28, Swim and Tennis Drive and Parking Project. The overlay is not needed at this time and the money would be better used to widen the road to the emergency entrance to the pool and to the lower parking area. The Board agreed and suggested to begin preparations in 2017.
6. 2018 Project List Item #4 has already been completed out of necessity.
7. Ms. Pilshaw made a motion to approve the following items on the 2018 Proposed Project List and Scheduled Reserve Expenditures: 1, 3, 5, 6, 7, 8, 9, 10, 11, 12*, 13, 21, 22, 23*, 24, 25, 26, 27, 28, 30, 31, 32.
*Item 12: not to exceed \$1500, move plastic bumpers to lower gravel parking area.
*Item 23: the Board would like to see the plans before installation.
The Board asked to see more information and the bid on Item 29, Splash Pad at Bittersweet Pool Facility. Mr. Yoder seconded the motion. The motion passed.

8. 2018 Project List Item #33 – Digital Signage at Community Center: Mr. Roets discussed the conversation he had with the Village of Four Seasons regarding the digital sign, stating it is a public service for the community providing information about weather and storm warnings, water boil orders, elections, meetings, Amber alerts, school closings, etc. He explained the digital sign would cost \$28,600 with a steel base or \$31,475 with a stone base option. Mr. Mitchell added there would be expense depending on the location, landscape and prep. Mr. Roets made a motion to approve the digital sign at the Community Center with a budget not to exceed \$32,500. Mr. Yoder seconded the motion. The motion passed.
9. 2018 Project List Item #35, Fitness Center Equipment Upgrades – after the Board reviewed the bids, Mr. Roets made a motion to accept the bid for the True Fitness equipment excluding the benches and dumbbells; not to exceed \$24,000. If unable to lower the bid to \$24,000, it was agreed to exclude the tricep/bicep machine. Ms. Pilshaw seconded the motion. The motion passed. Mr. Roets asked to share pictures of the equipment on the FaceBook page and website as soon as the equipment is ordered and delivery date is known.

VII. COMMUNICATIONS: Mr. Yoder made a motion to allow FSL POA business owners in good standing with an option to advertise their business with a business card ad on the Four Seasons POA website with a disclaimer that the POA is not endorsing any of the advertised businesses. The advertisement will run March to March. Mr. Torres seconded the motion. The motion passed.

Ms. Bustin asked Ms. Altman to discuss Sunday Happy Hour with the Social Committee.

Mr. Roets made a motion to move the meeting into Executive Session. Mr. Yoder seconded the motion. The meeting moved into Executive Session at 11:20 a.m.

VII. ADJOURN: Mr. Yoder made a motion to adjourn the meeting. Ms. Moe seconded the motion. The meeting was adjourned at 11:36 a.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary