

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
November 21, 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, Christophe Torres, Terry Roets, Maggie Moe, and Steve Yoder

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell and Della Miller. Also, present: Alaina Gump from Wilson Toellner CPA; Arnold Sandbothe and Ranita Jones with Village of Four Seasons.

II. MEMBER QUESTIONS OR COMMENTS: There were no members questions or comments. Ranita Jones thanked the association for the post on Facebook recognizing her efforts in managing the flag program over Veterans weekend.

III. APPROVAL OF MINUTES – October 17, 2017 Regular and Executive Sessions: Mr. Roets made a motion to approve the October minutes. Mrs. Pilshaw seconded the motion. The October 17, 2017 minutes were approved.

IV. REPORTS:

- A) Financial:** Mrs. Gump gave a progress report on the Caliber conversion. Discussion followed regarding Reserve updates and the operating cash flow. Mrs. Gump reported Cash flow is lower than the average year. There is a CD due in April, everything else is in Money Market. Assessments will be going out soon and there are some pre-paid assessments that will be posted prior to sending assessments. Assessments should go out by December 31st. Mrs. Bustin suggested the board have a work session to discuss the preliminary Reserve Study.
- B) Sheriff:** Sgt. Elkin provided the Camden County Sheriff's Office report to the Board. A copy is included with the minutes. Mr. Elkin reported there were 14 reports of cars vandalized and robbed or rummaged through, two people have been taken into custody. Owners are encouraged to lock their car doors. Sgt. Elkin also reported that a juvenile has been caught vandalizing street signs.
- C) Village of Four Seasons:** Mr. Sandbothe complimented the board for organizing the November 9th Community Planning meeting. Dan Field wrote a positive article in the Lake News about the meeting. A new Village of Four Seasons Clerk has been hired. Her name is Shannon Sullivan and she will start employment on November 27th. Two Resolutions will be presented at the December meeting recognizing Tom Lorraine for his 20 years of service

as Village Judge and to Ralph Duval who retired in the position of working in the gardens. Ms. Jones noted that one siren, located on Key West, did not work during the last testing. Ms. Jones also asked if somehow the POA could provide addresses to the Village of Four Seasons of owners who are using Lake Ozark addresses, so the Village can contact them and alert them to the benefits of using the Village address. Discussion followed. It was the consensus of the board that if the Village would provide the mailings, that the POA would put address labels on them.

- D) Horseshoe Bend Special Road District:** There was no report from HBSRD. Mr. Roets stated that he has been going to the HBSRD meetings and felt it wasn't necessary for HBSRD to send a representative to the POA meetings as long as a representative from the POA was going to their meetings. The members agreed. Mr. Roets also reported that the HBSRD abandoned their road maintenance agreement with the Lodge of Four Seasons due to them being delinquent on their payment schedule.
- E) Water District:** There was no report from the Water District.
- F) Management:** The Management report was provided. A copy of the report is included with the minutes. Mrs. Moe asked why the association pays property tax on lots. Mrs. Miller explained that the association owns approximately 19 lots that were never classified as common area. The ownership of these lots was prior to the association obtaining the black hole lots. Mr. Mitchell presented a plan for solar light poles. Discussion followed. The board gave a favorable review of the concept of solar lighting; however, it was the consensus of the board to look at other options.

V. UNFINISHED BUSINESS: There was no Unfinished Business.

VI. NEW BUSINESS:

- A) Election of Officers:** Mrs. Moe nominated Mary Bustin as President. Mr. Yoder nominated Terry Roets as President. A ballot was cast. The results were as follows: Mrs. Bustin – 3 votes, Mr. Roets – 3 votes. Mrs. Bustin stated that a tie vote results in the position remain the same. Mr. Yoder disagreed, and it was decided to hold the election process until legal counsel was available.
- B) ACC member appointment:** The ACC has recommended that the board appoint Chris Van Meter to the ACC. Mr. Yoder made a motion to appoint Mr. Van Meter to the ACC. Mrs. Moe seconded the motion. The motion passed.
- C) Project Updates:** The Project Status Report was provided. A copy is included with the minutes.
- D) TV for Versailles Bank:** Mrs. Pilshaw made a motion to approve the purchased of a TV to be put at the Versailles Bank Community Room for the use of POA members. The TV to be the size in the 40" range and not to

exceed \$500.00. Ms. Moe seconded the motion. The motion passed. Mrs. Miller is to contact the bank regarding maintenance cost.

E) Replat Rebate Program: The board reviewed the proposed language of the Replat Rebate Program. Discussion ensued. Mr. Yoder made a motion to approve the policy, except strike the word "may" and replace it with "will". Discussion followed. Mr. Roets seconded the motion. The motion passed.

F) 2018 Assessment Resolution: Mr. Yoder made a motion to approve the 2018 Assessment Resolution as submitted. Mr. Torres seconded the motion. The motion passed.

VII. COMMUNICATIONS: No report provided.

Elections: Mr. McDorman was conferenced to discuss the tie vote for President. Mr. McDorman reviewed case law as to the status in a tie vote of an officer. Mr. McDorman reported that the position would stay with the current officer. Mr. Yoder asked about future elections. Mr. McDorman stated that votes can be taken as frequently as called by the board.

The board President is as follows: Mary Bustin

Mrs. Bustin nominated Maggie Moe as Vice President. Mr. Torres nominated Steve Yoder as Vice President. Mr. Yoder declined. There were no other nominations. The Vice President is Maggie Moe.

Mr. Yoder nominated Patti Pilshaw as Treasurer. There were no other nominations. The Treasurer is Patti Pilshaw.

Mrs. Bustin nominated Christophe Torres as Secretary. There were no other nominations. The Secretary is Christophe Torres.

Board of Director Officers:

President: Mary Bustin

Vice President: Maggie Moe

Treasurer: Patricia Pilshaw

Secretary: Christophe Torres

Director: Steve Yoder

Director: Terry Roets

VII. ADJOURN: Mrs. Pilshaw made a motion to adjourn the meeting. Mr. Yoder seconded the motion. The meeting was adjourned at 10:13 a.m.

Respectfully Submitted,

Della Miller, Recording Secretary

