

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Regular Session Minutes
July 17, 2018**

I. CALL TO ORDER: President Mary Bustin called the Regular Session meeting of the Four Seasons Lakesites Property Owners Association, Inc. (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, Maggie Moe, and Terry Roets. Absent: Christophe Torres.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell and Della Miller. Also present was Alaina Gump from Wilson Toellner CPA; Arnold Sandbothe with the Village of Four Seasons, Deputy Weaver with the Camden County Sheriff's Office. Property Owners present: Zak Ernst, Diane Klauman, Eric Fields, and Ranita Jones.

II. MEMBER QUESTIONS OR COMMENTS:

Mr. Ernst introduced himself as a new owner on Country Club Drive and that he is a sales representative for Haynes Equipment in Sunrise Beach where they service lift stations and grinder pumps. He informed the board their company bid on the grinder pump inspections in the past and didn't have the insurance requirements needed. He stated they would have the required insurance limits when the current contract comes back up for bid.

Mr. Fields asked the members to consider allowing members to post vendor recommendations on the website. Discussion followed. Management was directed to add links to vendor recommendation resources on the FSL-POA website, i.e. Lake Area Happenings, Angie's List, etc.

Lake Ozark Fire Protection District (LOFPD): Mr. Mark Amsinger and Mr. Matt Birdsley, LOFPD, made a presentation regarding the proposed tax levy increase. Mr. Amsinger reported the tax revenues for the District have remained flat over the past 17 years however, District costs have increased drastically. The proposed tax implication would be \$0.30 per \$100 of assessed valuation. Mr. Amsinger addressed the current services provided by the District and where the tax levy would benefit the District, including the need for a third ambulance, 6 additional staff, and a paramedic available for each ambulance call. District residents are not required to cover the deductible for the use of ambulance services. In addition, the Fire District provides fire prevention interactive education for kids and parents. Mr. Amsinger submitted written "Questions and Answers for Levy" and "Key Information You Should Know" informational material. The Fire District will hold an informational meeting at Osage National on July 23rd from 5:30 p.m. to 7:30 p.m. and at the Four Seasons Community Center on August 1st from 5:30 p.m. to 7:30 p.m.

III. APPROVAL OF MINUTES – June 18, 2018: Mr. Roets made a motion to approve the Regular and Executive Session minutes as submitted. Mrs. Moe seconded the motion. The motion carried.

IV. REPORTS:

Financials: The June 2018 Financial Reports and Reserve Reconciliation through 6/30/18 were submitted to the Board. Copies of the reports are included with the minutes. Mrs. Gump reviewed the financials and answered questions.

Mrs. Gump reported the financial statement net year to date has a variance (versus budget) of \$38,203.34 of which \$23,985 was for Porto Cima Streetlights.

Mr. Roets noted \$356 was spent on water at the Fitness Center. He suggested tying into the plumbing of the restrooms and adding a water cooler on the wall between the restrooms in place of the vending machine. Mr. Mitchell will obtain costs for Board consideration.

Mrs. Gump further discussed bad debt recapture. The Legal and Professional fees include monthly retainer and the percentage of what is collected in collection fees. Collection fees will be moved down to "Collections", which will give a better accounting of legal fees.

Sheriff: Deputy Weaver submitted the Camden County Sheriff's Office (CCSO) report in writing, prior to the meeting. A copy is included with the minutes. Discussion followed regarding activity in the community. Deputy Weaver noted additional deputies have been in the Bittersweet/Sweet William area due to the bar establishments. Deputy Weaver reported the additional deputies have limited the DWI's before getting onto Horseshoe Bend Parkway.

Village of Four Seasons: Mr. Sandbothe reported the dedication for Gordon Ellison's memorial bench was well attended. Topics from their last meeting included deer population, gardens, and the dog park. Mr. Henderson has been working with the Missouri Department of Conservation regarding deer population recommendations. The Trustees decided to abandon two gardens as part of the overall plan. Efforts will be made on the Cherokee/Horseshoe Bend garden, which is the most visible. A community committee has been formed to discuss the future of the dog park. Mr. Sandbothe further reported they will need to budget for an overlay on the Village Hall parking lot and will need to plan to overlay the walking path when Horseshoe Bend Special Road District overlay's Bittersweet road next spring. The next Village of Four Seasons Trustee meeting will be held on August 8th.

Management: The management report was submitted in writing prior the meeting. A copy of the report is included with the minutes. Mrs. Miller reported she reached out to Republic Services to obtain a "save rate" for POA members. Mr. Krehbiel, Sales Manager, suggested a meeting for either August 9th or 10th to discuss the topic. Several rental homes have created an increase in covenant violations with trash, parking, and noise complaints. The gardens have been a challenge due to the extreme dry weather.

V. UNFINISHED BUSINESS:

Swimming Pool design – The Board has been reviewing designs and prices for a new swimming pool. This item was tabled for further review.

Walking Path – Porto Cima – The Board has received estimates for a walking path in the road right of way along Grand Point Blvd. This will be further reviewed during the budget process.

Storage Facility/Sheds – This item was tabled for further review.

Solar Light – Mr. Mitchell submitted a proposal for a solar light to be erected at the Campground for \$500. Mrs. Moe made a motion to approve the solar light. Mr. Roets seconded the motion. The motion carried.

Overnight Parking – This item was tabled for further review.

VI. NEW BUSINESS:

Political Sign – Policy: To comply with House Bill No. 1887, that becomes law on August 28, 2018, a proposed policy was submitted for consideration. A copy of the policy is included in the minutes. Mr. Roets made a motion to approve the policy as submitted. Ms. Moe seconded the motion. The motion carried.

Managed Deer Hunt –The Managed Archery Deer Hunt Policy and Procedures were reviewed. Discussion followed. Mr. Yoder made a motion strike “their family members and/or guests” in paragraph B and strike “one draw per property owner” and add “drawing entries will be limited to one draw per lot, no more than one permit issued per property owner”. In addition, Paragraph K strike “Hunters must harvest two Doe’s prior to the issuance of a Buck permit”. Mr. Roets seconded the motion. The motion carried.

Community Center - Irrigation – Mr. Mitchell submitted a proposal for irrigation at the Community Center in the amount of \$5,230. Mr. Roets made a motion to approve the proposal. Mrs. Pilshaw seconded the motion. Ms. Moe opposed. The motion carried.

Campground – Door Locks – Mr. Mitchell submitted a proposal for installing code key door locks on the two restrooms and laundry facility at the Campground in the amount of \$600.00. Mr. Roets made a motion to approve the door locks. Ms. Moe seconded the motion. The motion carried.

Entrance Monument -Proposal: The owner of Terry Ridge Development, LLC. submitted a rendering of an entrance monument that would be located on lot 93 Ridgecrest. Mr. Roets made a motion to approve the entrance monument as submitted, including the proposed approval letter outlining the owner responsibility to maintain. Ms. Moe seconded the motion. The motion carried.

Mr. Yoder informed the members of a couple issues that were brought up at the Architectural Control Committee meeting as follows:

1. Stop signs and speed limit sign in the Las Campanas area have not been replaced yet. Mrs. Miller stated she sent Lee Schuman, Camden County Road and Bridge Administrator an email message requesting the status of the request and had not received a reply at that time.
2. A plan had been submitted, requesting a variance in the side setback. Property Owner “A” wishes to expand his garage 4’ into the side setback. Property Owner “B” has no problem with the request. The ACC will ask Property Owner “B” if he would consider increasing his side setback to 14’ feet to maintain the 10’ setback concept. The board asked that MAM research the authority to grant variances in side setbacks. It was the consensus of the Board that any side setback variance should be reviewed by the Board.

COMMUNICATIONS

Mr. Roets submitted a form he proposes to use on the website that would allow owners to submit questions, comments and ideas. The form outlines the purpose and objective of the Communications Committee and would be submitted to a specific e-mail address. The Communications Committee would then review and discuss the forms submitted. The owner name, address and telephone number would be added to the form as well as a check box to indicate the owner would like to attend a meeting.

Mr. Yoder made a motion to approve the proposed form and process. Ms. Moe seconded the motion. The motion carried.

VIII. ADJOURN:

Mrs. Moe made a motion to adjourn the meeting at 10:47 a.m. Mr. Yoder seconded the motion. The motion carried.

Respectfully Submitted,

Della Miller, Recording Secretary