

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Regular Session Minutes
November 20, 2018**

I. CALL TO ORDER: Vice President Maggie Moe called the Regular Session meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:04 a.m. at the Four Seasons POA Community Center. Board members present were: Maggie Moe, Patti Pilshaw, Steve Yoder, Christophe Torres, and Kurt Kuhlmann. Absent: Mary Bustin.

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 and Sgt. Elkin with the Camden County Sheriff's Office. Property Owners Present: Zak Ernst and Ranita Jones.

II. NEW BOARD MEMBER – Kurt Kuhlmann recited the Oath and was welcomed as a new board member.

III. MEMBER QUESTIONS OR COMMENTS: Zak Ernst – owner of 24 KP8, 25 KP8, and 26 KP8 wishes to replat the three lots into one lot. Mr. Ernst asked the members to consider charging \$1,000 for replatting the three lots rather than the scheduled \$1,500. There is an existing house on one of the lots and the other two are vacant. Presently, there are no plans to utilize the third lot for improvements. Prior to purchasing the third lot, the property was severely delinquent in assessments. All fees owed to the Association were paid at closing. Mr. Yoder explained the intent of the Re Plat Incentive Program and that, at this time, there is no policy in place for an incentive for homestead expansion. It was the consensus of the members that this request could not be honored.

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

IV. REPORTS:

Financials: The October 2018 Financial Reports, Reserve Reconciliation through 10-31-18, and Payment Statistics reports were submitted to the Board. Copies of the reports are included with the minutes. Mrs. Gump reported that the 2019 assessments have been sent out, the payment statistics collections are looking good with current vs. prior year through October 2018 ahead .71%. Mrs. Gump reviewed the financials and answered questions.

Sheriff: Sgt. Elkin submitted the Camden County Sheriff's Office (CCSO) report in writing, prior to the meeting. A copy is included with the minutes. October statistics are down from September, largely due to deputy vacation time being used. Brief discussion followed regarding activity in the community and about Bittersweet traffic control.

Village of Four Seasons: Mr. Sandbothe reported that the Village adopted the Wildlife Feeding Ordinance, 18.04. Violations will result in a \$250 fine for the first violation, up to \$450.

Gene Frank, part time building inspector, will be taking on the responsibility of Emergency Management Coordinator, he will work in concert with the Camden County coordinator in maintaining the Standard Operating Procedures.

The Village Voice newsletter will be mailed out in the next few days.

The Village of Four Seasons was gifted lot 92, RC1, not in the Village.

The Village anticipates a request for a fence on the Busch property, in the Village, not in the POA, that will require a variance. There has been no official request to date.

The next Village of Four Seasons meeting will be held on December 12, 2018 at 5:30 p.m.

Management: The management report was submitted in writing prior to the meeting. A copy of the report is included with the minutes. There were no questions.

V. UNFINISHED BUSINESS:

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

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

Overnight Parking – Mrs. Miller recommended the extra parking area at Bittersweet pool be designated as overflow parking, on a trial basis, not to exceed 72 hours, until another area is identified. Discussion followed. Mr. Yoder made a motion to adopt the Bittersweet additional parking area as boat trailer overflow parking, up to 72 hours, at a rate of \$10 per day. The trailer to be stickered/tagged and monitored by Owners' Services. This policy will be run on a trial basis and will be re-evaluated in the Spring. Mr. Kuhlmann seconded the motion. The motion carried.

VI. NEW BUSINESS:

a. Election of Officers:

Mrs. Pilshaw nominated Mary Bustin as President. There were no other nominations.

Mrs. Moe nominated Patti Pilshaw as Vice President. There were no other nominations.

Mrs. Pilshaw nominated Maggie Moe as Treasurer. There were no other nominations.

Mrs. Moe nominated Christophe Torres as Secretary. There were no other nominations.

It was the consensus of the board, with the exception of Mr. Yoder abstaining, to approve the Board of Director Officers as follows:

President – Mary Bustin
Vice President – Patti Pilshaw
Treasurer – Maggie Moe
Secretary – Christophe Torres
Director – Kurt Kuhlmann
Director – Steve Yoder

b. Board Member Committee Liaison Appointments:

It was the consensus of the board to approve the following members as liaison appointments:

ACC: Patti Pilshaw and Kurt Kuhlmann
Communications Committee: Christophe Torres
Social Committee: Maggie Moe
Village of Four Seasons: Maggie Moe and Management
Horseshoe Bend Special Road District: George Bleazard and Management

c. Committee Member Appointments: Mr. Yoder made a motion to re appoint the following committee members. Ms. Moe seconded the motion. The motion carried.

Architectural Control Committee:

Ron Tussey
Larry Passage
Steve Konuch
Tom Roof
Paul Hayward
Eric Fields
Ron Rule
Chris Van Meter

Social Committee:

Karen Schenk
Martha Koster
Sandy Jacobs
Donna Green
Jan Osiecki
Jennifer Reahr

Communications Committee:

Ebbie Bogema
Jim Moeller
Laura Parrin

d. Resolution – 2019 Assessments: Mrs. Pilshaw made a motion to approve the 2019 Assessment Resolution as submitted. Ms. Moe seconded the motion. The motion carried.

e. Board Meeting Schedule – Mrs. Pilshaw made a motion to hold monthly board meetings on the third Monday of each month starting in March 2019. Mr. Kohlmann seconded the motion. The motion carried.

The next scheduled Board Meeting will be held on December 18, 2018.

f. DNR Inspection Reports – Interior Lakes/Dams – Mr. Mitchell provided a written report summarizing a recent Missouri Department of Natural Resource (MDNR) Dam Safety Inspection of Treeline Lake Dam and Autumn Lake Dam. The Treeline Lake Dam inspection revealed a significant concern with erosion of the upslope side of the dam. MDNR issued a temporary operating permit for the dam, contingent on the Association taking corrective action.

The projected total cost of necessary bank stabilization is approximately \$50,000. Autumn Lake Dam inspection also revealed erosion problems as well as under-mining of the Dam in the area of the overflow drain tube that extends downward vertically approximately 8 to 10 feet and then extends horizontally, through the dam structure and exits near the toe of the downslope side of the dam. To replace the drain tube piping and install the necessary bank stabilization material, the projected total cost is approximately \$60,300. Discussion followed. Mrs. Pilshaw made a motion to approve up to \$110,300 towards the necessary repairs to Treeline Lake Dam and Autumn Lake Dam, contingent on verifying the need to replace the tube due to deterioration. Reserve funds to be used by accelerating the 2020 schedule for Dam repairs. Mr. Torres seconded the motion. The motion carried.

g. Pavilions – Proposed Reservation Fee – Mrs. Miller recommended the members consider a reservation fee for pavilion usage, starting January 2019. This cost will help offset extra trash pickup and oversight of parties. Discussion followed. Mr. Yoder made a motion to charge \$20.00 for pavilion reservations usage, starting in 2019. Mr. Kuhlmann seconded the motion. Mrs. Pilshaw voted against. The motion carried.

h. Campground Cleaning – At the September Board meeting, it was suggested that management try to reduce the housekeeping at the Campground since the Campground is not in use on a daily basis. The 2019 budgeted amount for cleaning the Campground daily is \$11,165. The cost of professional cleaning 3 days a week and MAM staff spot cleaning 4 days a week would be \$9,850. The cost of professional cleaning 2 days a week and MAM staff spot cleaning 5 days a week would be \$8,000. Mr. Yoder made a motion to approve the Campground housekeeping using professional cleaning on Monday's and Friday's and MAM staff spot cleaning on Tuesday – Thursday, at a cost of \$8,000. Actual cleaning hours to be monitored and reviewed for the 2020 budget process. Mrs. Pilshaw seconded the motion. The motion carried.

VII. COMMUNICATIONS – There was nothing to report.

IX. ADJOURN: Mr. Yoder made a motion to adjourn the meeting at 10:39 a.m. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,

Della Miller, Recording Secretary