

**FOUR SEASONS LAKESITES  
PROPERTY OWNERS ASSOCIATION, INC.  
ANNUAL PROPERTY OWNERS MEETING**

**Approved Minutes  
October 20, 2018  
10:00 a.m.**

- I. **CALL TO ORDER:** At 10:04 a.m., Vice President, Maggie Moe, called the meeting to order.
- II. **PLEDGE OF ALLEGIANCE:** All members participated in a unified Pledge of Allegiance, led by Patti Pilshaw.
- III. **APPROVAL OF MINUTES – October 21, 2017:** Ms. Moe asked for approval of the October 21, 2017 Four Seasons Lakesites Annual Property Owners Meeting. Karen Schenk made a motion to approve the 2017 minutes. Linda Sandbothe seconded the motion. The POA members present passed the motion.
- IV. **INTRODUCTIONS:** Ms. Moe introduced the Board of Directors that were present, the representatives of Missouri Association Management, Wilson Toellner CPA, Committee Members, Village of Four Seasons Trustees, Horseshoe Bend Special Road District, Camden County Commissioners and the Camden County Sheriff's Office.
- V. **AUDIT REVIEW:** The 2017 Audit was conducted by Evers and Company CPA's L.L.C. Alaina Gump from Wilson Toellner CPA presented the audit report, stating they provided a clean opinion and the total equity is in good health. Mr. Roets noted the reason for the increase in collections is greatly due to the new assessment collection policy.
- VI. **2019 BUDGET PRESENTATION:** Mr. Roets presented the 2019 Budget announcing a slight increase in the yearly assessments. Assessments for 2019 will be mailed at the end of October 2018 with a due date of January 1, 2019. He also informed the members that the Fitness Center Membership is increasing to \$60 annually for a family. The Fitness Center is a self-sustaining amenity. The funds received will go toward maintaining and updating the facility as needed. Any funds left over at the end of the year will roll over into the campground and storage facility to help with upkeep of those amenities as well.
- VII. **STATE OF THE ASSOCIATION:** Presented by Mr. Yoder, the state of the association is showing significant improvement in collections, refurbishment of the Campground facilities and infrastructure, a well-maintained self-supporting Fitness Center, Storage Facilities and Campground and there are discussions of future plans. The future plans being discussed include storage expansion, overnight short-term parking, solar lighting, landscaping at the Community Center, Fitness Center limited expansion and Regency Cove Pool replace, relocation, remodel or closure. Mr. Yoder also presented information on the increase of use of all the amenities.

**VIII. FACILITIES UPDATE:** As part of the State of the Association, Mr. Yoder highlighted several improvements throughout the community including the refurbishment of the Campground, solar lighting, new custom stone entrance at Resplender, the digital sign at the Community Center, drainage upgrades at Swim and Tennis, automatic gates at Country Club Boat Storage, new decking for the bocce ball courts at Grand Point Pool and additional parking at the Fitness Center lower level parking area.

**IX. REPORTS**

**A. COMMUNICATIONS:** Ms. Pilshaw introduced the members of the newly reformed Communications Committee. They will plan to meet on an as-needed basis. A form has been created a Communication Committee Contact Form for questions, comments or ideas. There are many forms of communication offered throughout the POA: newsletter, website, FaceBook pages – Four Seasons POA, Four Seasons Fitness Center and Four Seasons POA Garage Sales, Horseshoe Bend Special Road District and Lake Ozark Fire Protection District both have “Text Alerts”, Next Door App, Marketing and the new digital sign in front of the Community Center.

Ms. Pilshaw also discussed the Membership Discounts offered by many local area businesses. Members are invited to ask local businesses that are not on the list if they would like to provide discounts to the POA members. At this time the following businesses participate: Lodge of the Four Seasons, Ruthie D’s Restaurant, Camden on the Lake Resort, H. Toads Bar and Grill, Lake Escape, Big Surf Waterpark, Pistols Plus: Guns and Archery and America’s Swimming Pool Company. Details on the discounts offered can be found on the POA website.

**B. ARCHITECTURAL CONTROL:** Mr. Yoder, Board Representative to the ACC, was happy to report they have approved 20 new homes for construction already this year. The ACC members are seeing a consistent increase in activity.

**C. SOCIAL EVENTS:** Ms. Moe, Board Representative to the Social Committee, reviewed all the activities that have taken place so far in 2018 and invited everyone to participate in the upcoming Christmas parties. There are already events in the planning process for 2019 and excitement for another fun filled year.

**D. CAMDEN COUNTY SHERIFF:** Sheriff Tony Helms discussed the CCSO support and service to the POA community. An ongoing issue seems to be dog control. Currently there is one officer dedicated to animal control for Camden County. In 2017 (April-Dec), there were 889 animal calls with only one major bite. So far in 2018, there have been 1100 animal calls and 34 bites. He is hoping to adopt animal ordinances in Camden County with the assistance and cooperation of the County Commissioners. Sheriff Helms told the audience he would like to sponsor an event to Chip and vaccinate dogs, free of charge, out on Horseshoe Bend. It was suggested that the Campground would make a great venue for such a program.

Sheriff Helms also expressed concern with the amount of additional patrol he must provide to help control situations at Shady Gators. He assured the members they do not use the designated POA deputies to police the restaurant and bar area. He also reported, proudly, they have 4 Community Resource Officers and 2 Community School Resource Officers.

As a total county, Sheriff Helms sees the hourly wage paid to deputies as a disgrace. CCSO are paid \$12.19 per hour which is equal to a class 3 county while Camden is a class 1 county. He is hoping to work toward an answer and an increase.

## **X. QUESTION & ANSWER**

**Q: Roger Dix** – What control, if any, is there for short term rentals in the POA. He has contacted CCSO many times about noise and rowdiness.

**A: Sgt. Jim Elkin** – Please continue to call. The Village of Four Seasons does have an ordinance regarding rentals within the Village. Rest assured actions are being taken, they just do not always comply immediately.

**A: Arnold Sandbothe:** The Village is prosecuting some short-term rentals. I would like to invite anyone interested in ordinances of the Village to please attend the public municipality meetings of the Village of Four Seasons every second Wednesday of the month at 5:30 p.m. at the Village Hall.

**Q: Pete Bartow** – Where is Camden County with the Health Department regarding an animal shelter?

**A: Sheriff Helms** – We had a shelter planned until the until the Commission presented the Sheriff's Department with a prevailing wage requirement, making the project cost-prohibitive.

**Q: Pete Bartow** – Has anyone considered looking into grants to cover the expenses?

**A: Sheriff Helms** – Yes. The federal assistance should be focused on food stamps and other federal programs and the animal control should be able to be funded by the county.

**Q: Mark Dunn** – Shared his support of the CCSO in helping try to control the patrons of Shady Gators.

**A: Sheriff Helms** – The CCSO is continually meeting with Mr. Pruitt and Mr. Gorham along with others to develop better plans. There has been a turnaround constructed which has helped with traffic flow as well as the extra parking lots, taxi, shuttles and Uber. CCSO is currently talking with HBSRD about adding more lights to the area to make it safer.

**Q: Nick Hamra** – When will we see an improvement to the boat ramps? He then continued to read an email from Ms. Miller he received July 24, 2018 regarding some options the management company was considering.

**A: Russ Mitchell** – MAM has been in conversation with Ameren and the Army Corps of Engineers about adding a boat ramp by the community dock at the Swim & Tennis facility.

Upon examination of the area, both entities stated there was not enough room for a ramp. They are now looking at adding a finger at the Kays Point boat launch. This is on the Project List for 2019.

**Q: Nick Hamra** – Can anything be done with the boulders and drop off at the Kays Point ramp?

**A: Russ Mitchell** – Management typically repairs washout of the ramps in February when the lake is at its lowest. The ramps were constructed 45 years ago, and the need and usage has changed dramatically since then.

**Q: Maureen Baker** – On the Revenue and Expense page 6, why is there such a drastic difference in Pool Supplies: 2017 - \$9000 and 2018 \$44,000?

**A: Alaina Gump** – Management was able to prepay for 2017 supplies in 2016 for a discount. The average cost of yearly pool supplies is \$44,000.

**Q: Maureen Baker** – Could more places offer discounts to POA residents?

**A: Maggie Moe** – The Board has asked a few other businesses. If there is a business that a property owner is interested in seeing on the list, please talk to them or contact MAM.

**Q. Deb Finn** – What is the plan to fix the fountain at the Grand Point entrance and what happened to all the annuals throughout the POA?

**A: Russ Mitchell** – The fountain has been an issue for two years. There is a major leak that was repaired last year but the repairs did not last. The reason for the fountain only being on over the weekends is so that the grass is dry enough to mow at the end of the week. Two landscaping company investigated the leak, and both say it needs a total replacement. This is on the project list for 2019.

As for the annuals, the Board has asked management to plant perennials and ornamentals since the deer seem to make it a waste of management time and POA money to plant the annuals. Management will focus on alternatives in 2019.

**Q: Hans Heilke:** We are new owners from Illinois and are shocked that there is no licensing of pets in Missouri. In Illinois it is mandatory to tag animals which would make a good source of income.

**A: Terry Roets:** This is a POA meeting and we would request questions are contained to POA issues. This would be a Village of Four Seasons and CCSO issue for the most part.

**Q: Karen Schenk:** Is there anything budgeted for the 2019 Kids Fishing Tournament? I think a self-supporting indoor pool would be a smart decision. There are 45 POA residents now that go elsewhere through the “pools closed” season to pay for water aerobics. Also, there is nowhere in the Lake Ozark area for swimming lessons.

Is there any reason the Campground did not get sewers installed with all the new updates? I think having the chipping of dogs at the Campground Pavilion would be a great location and we should look into planning this event.

**A: Russ Mitchell:** MAM did investigate sewers at the Campground but found there are many restrictions; so many that it would not make the project feasible.

**A: Maggie Moe:** We will consider all your suggestions, including the pool.

**Q: Karen Schenk:** What about looking into some of the Black Hole lots or Common Ground for pool options? The POA could also offer it to School of the Osage for a swim team or lessons on a fee base.

**A: Steve Yoder:** We are considering all possibilities.

**Q: Nancy Hayes:** At last years meeting, there was discussion of increase patrol of the boat ramps regarding the illegal use by dock companies, but it seems to continue to be an issue.

**A: Russ Mitchell:** When Owners Services is alerted to usage or finds a dock company using the ramps they are always questioned. Most of the time it is for a resident in the POA or the dock company owner is a POA resident themselves.

**Q: Nancy Hayes:** Why is the WiFi so bad at the Community Center?

**A: Russ Mitchell:** Service through Charter Spectrum is what it is. Heidi and I have contacted them many times to better their service and they do no improve.

**Q: Nancy Hayes:** Regency Pool was on the agenda at the meeting last year as well, why has there not been a resolution? Can the heated pools stay open longer into the fall?

**A: Russ Mitchell:** MAM contracted with a company to propose different options. The Board evaluated several options, two being a new facility at the Community Center or replacement at the current facility.

**A: Steve Yoder:** This is a big decision and a lot of money. The Board has many decisions to make and options to consider such as indoor verses outdoor.

**Q: Nancy Hayes:** Have you researched to see if there are any grants available?

**A: Steve Yoder:** We have not but that is a good idea.

**Q: Sharon Roets:** Does the Board or MAM know the demographic of full-time and part-time residents?

**A: MAM/Board:** We do not have any real numbers.

**A: Della Miller:** The 2018 survey revealed that of the 349 respondents, 57% were permanent full-time residents and 43% were part-time residents.

**Q: Larry Taylor:** We are new owners in the POA. Have you considered doing a community funded drive to raise money for a pool?

**A: Maggie Moe/Steve Yoder:** That is very interesting. We have not thought about that but will investigate the options.

**A: Alaina Gump:** The logistics of such a fundraiser would need to be clear because it would not be a tax-deductible donation.

**A: Steve Yoder:** We are in a community with nearly 7000 properties however, very low community involvement in comparison. The turn out for this meeting, of 64 people is outstanding.

**Q: Laura Taylor:** My brother and I inherited a lot from our recently departed mother. I am wanting to sell the undeveloped lot but am concerned about the value of the property.

**A: Steve Yoder:** The Board has been working for several years to increase the number of lots being sold and are finally seeing growth in the sale of property. One of the biggest reasons are the changes the ACC made to the Builder's Guide, removing the deterrents of builders.

**A: Maggie Moe:** Re-platting 2-3 lots increases the value of your property and decreases the annual assessments you pay.

**A: Larry Taylor:** We are not related, but I would be interested in possibly purchasing your lot. Let's meet after the meeting and locate your lot.

**XI. ADJOURN:** Having completed all business before the membership and with no further questions, Ms. Moe adjourned the meeting at 12:14 p.m.

Respectfully Submitted  
Pending approval during the October 2019  
Annual Owners' Meeting

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Heidi Altman, Recording Secretary