

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

**Unapproved Minutes  
October 19, 2019  
10:00 a.m.**

- I. **CALL TO ORDER:** Association President Mary Bustin called the meeting to order at 10:02 a.m.
- II. **PLEDGE OF ALLEGIANCE:** All members participated in a unified Pledge of Allegiance, led by Christophe Torres.
- III. **APPROVAL OF MINUTES:** Ms. Bustin asked for approval of the October 20, 2018 Four Seasons Lakesites Annual Property Owners Meeting minutes. Mr. Torres made a motion to approve the 2018 minutes. Mr. Bleazard seconded the motion. The motion was passed by the membership.
- IV. **INTRODUCTIONS:** Ms. Bustin 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. **BOARD OF DIRECTOR CANDIDATES:** Ms. Bustin announced the Board Candidates: Maggie Moe, Kurt Kuhlmann, and Bret Gagne. Ms. Bustin thanked each candidate for running for the two elected Director's positions and for their interest in the Association.
- VI. **AUDIT REVIEW:** The 2018 Audit was conducted by Evers and Company CPA's L.L.C. Alaina Gump, from Wilson Toellner CPA, presented the audit report, noting the auditing firm provided a clean opinion and the total equity is in good health. Ms. Gump reported the collection policy has been effective.
- VII. **2020 BUDGET PRESENTATION:** Ms. Moe presented the 2020 Budget. She explained the Board of Directors reviews each line item expenditure to ensure that your assessment monies are spent in the most efficient and cost-effective manner. As part of the review process, the Board reviewed the effectiveness of paying for grinder pump inspections for the residences that utilize these systems. The Board opted to discontinue the service, which will save the owners who utilized them approximately \$90 for the year. Assessments for 2020 will be mailed at the end of October 2019 with a due date of January 1, 2020. Ms. Moe also announced the budgeted amount in general reserves increased in the 2020 budget. Discussion followed regarding how bad debit is calculated/written off. Ms. Bustin explained that the Board budgets 10% annually for bad debit. However, the board continues to be aggressive in the collection process and the bad debit recaptured continues to increase.

**VIII. STATE OF THE ASSOCIATION:** Presented by Ms. Bustin informed the membership the state of the Association is showing significant improvement in collections, the Board implemented a boat launch policy pertaining to dock/lift companies using Association launches. Permits are issued on a first come-first serve basis to owners in good standing and are limited to 4 permits per year. So far, the policy has proven to be effective.

The POA joined with the Village of Four Seasons, Horseshoe Bend Special Road District, and Hope House to enlist the service of USDA sharp shooters in order to decrease some of the deer herd on Horseshoe Bend. The trial program proved to be effective and the POA Board agreed to participate in the program again in 2020.

Karen Schenk stated the sharp shooters were allowed to shoot late at night with silencers and felt the POA should notify the community when the hunt is taking place. She also stated the sharp shooters were allowed to hunt over bait (corn) and felt the POA should allow bow hunters to do the same in order to remove more herd at no additional cost to the Association.

Ms. Bustin responded that the USDA hunt was, in large part, thanks to efforts made by the Village of Four Seasons. Several meetings took place with recommendations by USDA and the Missouri Department of Conservation. The plan was well thought out. The POA's managed deer hunt is also developed with the help of Missouri Department of Conservation, any recommendations to improve that program can be considered.

A concern was addressed about bow hunters and public safety, as they are using lethal weapons and arrows travel a far distance. It was requested that the POA develop a public safety ordinance. Ms. Bustin replied that ordinances are made by the municipality, on Horseshoe Bend, that would be the Village of Four Seasons.

Don Henderson, Village of Four Seasons Trustee announced that the Missouri Department of Conservation recommends 150 head of herd be removed each year, for a minimum of 5 years.

Ms. Bustin reminded members that the yard waste disposal site is available to members. Anyone wishing to dispose of yard waste should call Owners' Services to arrange for drop off.

**IX. COLLECTION OF BALLOTS:** All ballots were collected at this time.

**X. FACILITIES UPDATE:** As part of the State of the Association, Ms. Bustin highlighted several improvements throughout the community including the Autumn and Tree Line Lake erosion repairs, Bittersweet Pool sun deck and parking area, enhancements to the Swim and Tennis Club including: Pergolas for shade, new turf on the bocce ball courts, reinforced tether ball, replaced basketball goal, repaired beams on the pavilion. In progress items include: a staging dock at the Kay's Point boat launch, Grand Point water feature restoration, and Porto Cima access road

repairs to the storage facility. Ms. Bustin informed the members that the Fitness Center Membership continues to be strong and is a self-sustaining amenity. There are currently 543 members. Mirrors and X-Rides were added this year. The improvements made to the campground last year have made a positive impact this year. In 2018 there were 299 nights reserved and in 2019 there have been 514 nights reserved. Recently management arranged for a movie night at the campground with two movies; the event was well received.

Ms. Bustin announced the Board is considering the possibility of an indoor pool, to be located next to the Community Center. The Board is doing its due diligence, and at this time no final decision has been made. Renderings of the pool were on display for review. Ms. Bustin reported that the Regency Cove pool needs replacement. It is the consensus of the Board, rather than investing a large amount of money into replacing Regency Cove pool, to instead put the money into a pool that would be in a centralized location and make it an indoor pool. This is something members have been requesting for years.

Karen Schenk stated that she is in favor of the indoor pool concept. At this time, the community has no place to teach kids to swim and having a splash pad for residents with children would be an asset to the community.

A question was asked if the Regency Cove Pool is not replaced, what would become of that area. Ms. Bustin stated the area would likely become a park. It wouldn't be developed immediately, however, but it won't be left as an eyesore.

Arnold Sandbothe asked if the Association has money to replace the Regency Pool. Ms. Bustin stated that \$200,000 is in the reserve account to replace Regency Cove Pool, however, the Board feels that money would be better spent towards a centralized indoor pool. Mr. Mitchell (MAM) stated the Regency Cove pool was constructed in 1997 and the pool sits on the side of a hill. There is a drainage issue and the need to add the support to reconstruct a pool at Regency Cove, it would likely cost considerably more than \$200,000 to replace. Mr. Sandbothe stated that he would hate to see the Regency Cove pool be closed in order to construct and indoor pool.

Ms. Bustin also reported that reserve items for 2019 include resurfacing the upper tennis court at Swim and Tennis Club and the replacement of the playground at Porto Cima.

## **XI. REPORTS**

**A. COMMUNICATIONS:** Ms. Pilshaw reported that communication needs to be a two-way process and that we offer multiple methods for members to reach out to us, including, newsletter, website, e-mail blast, Facebook pages – Four Seasons POA, Four Seasons Fitness Center, and Four Seasons POA Garage Sales, marketing and the digital sign in front of the Community Center. Texting to the Owners Services cell phone with pictures is also an acceptable and timely way to report issues. The Owners Services telephone number is 573-434-0021. For

2020, The Board approved publishing 6 issues of the newsletter to offer more timely communication. All newsletters are posted to the website, as well as, all Board meeting minutes, governing documents, and policies and procedures. Horseshoe Bend Special Road District and Lake Ozark Fire Protection District both have “Text Alerts”, the Next Door App is also a good communication tool.

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 America’s Swimming Pool Company, Bend Grill & Bar, Big Surf Waterpark, H. Toads Bar and Grill, Lake Escape, Lodge of Four Seasons, Pistols Plus, and Regalia Hotel & Conference Center. Details on the discounts offered can be found on the POA website.

**B. ARCHITECTURAL CONTROL:** Mr. Tussey, ACC Chairman, reported 20 new houses approved so far this year which is as many as there were in total for 2018. The ACC members are seeing a consistent increase in activity in almost all projects.

Mr. Tricamo asked if there is a timeframe when construction of a house is to be completed.

Answer: Mr. Tussey replied that yes, there is a timeframe, however, Owners can request extensions and there are circumstances the house is under construction for longer than originally expected.

Mr. Tricamo stated: there is a house being constructed on the corner of Bittersweet and Albany that has not had any activity in some time.

Mr. Tussey replied that the ACC is aware of the situation and activity on that project should be happening soon.

Mr. Reahr stated concern about porta potties being left out for long periods of time at construction sites.

**C. SOCIAL EVENTS:** Ms. Moe, Board Representative to the Social Committee, reviewed all the activities that have taken place so far in 2019 and invited everyone to participate in the upcoming events. There are already events in the planning process for 2020 and excitement for another fun filled year.

**XII. ELECTION RESULTS:** Mr. George Bleazard announced the election results as follows:

Maggie Moe	386 votes:	275 paper ballots	111 on-line
Kurt Kuhlmann	372 votes:	248 paper ballots	124 on-line
Bret Gagne	245 votes:	163 paper ballots	82 on-line

**XIII. QUESTIONS AND COMMENTS:**

Nick Hansen commented that he has contacted Missouri Association Management (MAM) staff numerous times over the years and they have always been pleasant to work with.

Karen Schenk made a remark regarding how professional and responsive Horseshoe Bend Special Road District is. Their meetings are open to the public at 10:00 a.m. on the second Thursday of each month.

Ranita Jones shared with the members some Emergency Preparedness packets with critical information to be prepared in case of a disaster. Additional packets will be made available at the management office.

Christina Hankinson answered a member's question about recycling by explaining that Laurie Recycling is always open on an honor system basis; accepting of all recyclables.

**XIV. ADJOURN:** Having completed all business before the membership and with no further questions, Ms. Bustin adjourned the meeting at 12:32 p.m.

Respectfully Submitted  
Pending approval during the October 2020 Annual Owners' Meeting

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Della Miller, Recording Secretary