

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Regular Session Minutes
January 20, 2020**

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 9:01 a.m. at the Four Seasons POA Community Center. Board members present were Mary Bustin, Maggie Moe, and Kurt Kuhlmann. Absent: Christophe Torres and Patti Pilshaw.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell and Della Miller. Also, present were Ashley Eckelkamp, Alaina Gump and Kim Austin from Wilson Toellner CPA; Arnold Sandbothe with the Village of Four Seasons. Property owner's present were Ranita Jones – 634 PP5 and Chris Van Meter – 1246 KP5.

Mrs. Bustin announced that George Bleazard resigned from the board at the beginning of January 2020. The board will appoint a member to fill the unexpired term of Mr. Bleazard, through 2021.

II. MEMBER QUESTIONS OR COMMENTS: Mrs. Jones reported that she attended the Town Hall meeting and thanked the Board for holding the meeting and that she is in favor of the aquatic center.

III. APPROVAL OF MINUTES – November 18, 2019

Ms. Moe made a motion to approve the November 18, 2019 Regular and Executive Session minutes as submitted. Mr. Kuhlmann seconded the motion. The motion passed.

IV. REPORTS:

Financials: The year-end December 2019 Financial Reports, Reserve Reconciliations, and Payment Statistics reports were submitted to the Board. Copies of the reports are included with the minutes. Mrs. Gump reported that no concerns were noted. Good comparison actual to budget. Payment Stats continued to be about 2% ahead of last year. Mrs. Gump reviewed reports from 2016-2019 and collections have continued to increase, which is due to the collection process and accounts going to collections sooner. Mrs. Gump answered questions.

Sheriff: The Camden County Sheriff's Office (CCSO) report was submitted in writing prior to the meeting. A copy is included with the minutes.

Village of Four Seasons: Mr. Sandbothe reported that so far, only the three incumbents are running for the Trustee positions, Jim Holcomb, LuAnn Ruck, and himself. Projects the Village of Four Seasons are working on include: tree removal, lighting, relocating the entrance of the parking lot, adding handicap parking and paving the parking lot in concrete, with additional parking spaces.

Management: The management report was submitted in writing prior to the meeting. A copy of the report is included with the minutes. Mr. Mitchell stated the Porto Cima storage access road

is completed and looks good. Mrs. Miller reported the Porto Cima playground equipment has been installed.

V. UNFINISHED BUSINESS:

Project List – No action taken on this item.

Swimming Pool design – This item was tabled pending further review.

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

Overnight Parking – This item was tabled pending further review.

VI. NEW BUSINESS:

- **Fitness Center – Spin Bikes:** At the November board meeting, 5 used spin bikes, were approved, however, after reading reviews, it was decided to consider 2 new spin bikes instead. Mrs. Moe made a motion to approve two (2) new spin bikes at a cost up to \$500. Mr. Kuhlmann seconded the motion. The motion passed.
- **Key Card System:** The members have been presented two (2) different key card systems from two different companies. A comparison was presented to the members for review. Mr. Kuhlmann made a motion to approve the Brivo – Cloud Based System, at a cost of \$27,500 with an annual cloud service fee of \$1,320. Instead of paying for this upgrade from the reserve account, the money from the operating carry over from 2019 will be used for this project. This expenditure will be coded to 2020 Projects. The issuance of key cards will be discussed at the next board work session.

VII. COMMUNICATIONS – There was nothing to report.

VIII. ADJOURN: Ms. Moe made a motion to adjourn the meeting at 9:31 a.m. Mr. Kuhlmann seconded the motion. The motion carried.

Respectfully Submitted,

Della Miller, Recording Secretary

Note:

Board Work Session: January 24, 2020

The next Board meeting will be held on February 17, 2020

There will not be a Board meeting in March 2020. Board Work Session in March TBD