

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Regular Session Minutes  
February 17, 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, Patti Pilshaw and Kurt Kuhlmann. Absent: Christophe Torres and Chris Van Meter.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell and Della Miller. Also, present were Ashley Baumstark and Alaina Gump, Wilson Toellner CPA and Lieutenant Jim Elkin, Camden County Sheriff's Office.

**II. NEW BOARD MEMBER:**

Mrs. Bustin announced that the Board of Directors appointed Chris Van Meter to fill the vacant board member position of George Bleazard.

**III. MEMBER QUESTIONS OR COMMENTS:**

There were no member questions or comments

**IV. APPROVAL OF MINUTES:**

Mrs. Pilshaw made a motion to approve the January 20, 2020 Regular and Executive Session minutes as submitted. Ms. Moe seconded the motion. The motion passed.

**V. REPORTS:**

**Financials:** The January 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. The Payment Stats continue to go up, ahead \$150,000 from where we were this time last year. 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. Lieutenant Elkin reported that the January 2020 numbers are similar in most categories to January 2019. In January the deputies of the zone arrested five (5) subjects for driving while intoxicated (DWI) (2 in POA) and they responded to four (4) domestic disputes.

All the deputies in the zone were certified in the use of tourniquets and recertified on the use of Taser. Five deputies of the zone attended a day of training in Springfield which was called Marijuana Minutes. They were educated in the new marijuana laws in the state. Then there were two deputies of the zone that attended a one day training on School Shooters

**Village of Four Seasons:** There was no report.

**Management:** The management report was submitted in writing prior to the meeting. A copy of the report is included with the minutes. Discussion ensued regarding the Fishing Tournament and Block Party and any conflicts with work the organizers of the Fishing Tournament have done in the past. MAM will meet with the organizers of the Fishing Tournament prior to finalizing plans for both events.

## VI. UNFINISHED BUSINESS:

Project List: Mr. Kuhlmann made a motion to approve the following projects:

• Deer Harvest	\$ 5,000
• Bittersweet – Baby Pool Sprinklers	\$ 3,000
• Campground – Rock RV sites and amenities	\$ 5,000
• Pool Furniture	\$10,000
• Campground – repair swing set and replace ground cover	\$ 3,000
• Solar panel and gate opener at Porto Cima Storage	\$12,000
• Replace lattice under pool deck at Grand Point pool	\$ 2,000
• Sandblast and paint Grand Point pool	\$ 3,800
• Conference chairs	\$ 1,000
• Water fountain at Swim and Tennis Club	\$ 1,500
• Swim and Tennis – caulk and stain pool deck	\$ 4,300
• Bittersweet – caulk and stain pool deck	\$ 3,900

Ms. Moe seconded the motion. The motion passed.

**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.

## VII. NEW BUSINESS:

- a. **Proximity Card Policy Revision:** The members reviewed a draft revised policy. Discussion followed. Ms. Moe made a motion to approve as submitted contingent on adding: “Proximity cards will be available to pick up at the management office, Monday through Friday, from 8:00 a.m. to 5:00 p.m. Anyone wishing to have their card(s) mailed, will need to notify the management office.” Mrs. Pilshaw seconded the motion. The motion passed.
- b. **Fitness Center – Treadmill:** Mrs. Miller informed the members that one of the four treadmills need over \$1,000 worth of repairs. The service company informed management that each treadmill really needs to be on a separate electrical circuit breaker. Without separate breakers, the useful life of the treadmill is lessened by ½. Discussion followed. Mrs. Moe made a motion to approve the purchase of a row machine at the cost of \$1,591.10 (excluding tax), instead of another treadmill and to obtain a bid to increase the electrical power at the Fitness Center. Mr. Kuhlmann seconded the motion. The motion passed.

## VIII. COMMUNICATIONS

There was nothing to report.

## IX. ADJOURN:

Ms. Moe made a motion to adjourn the meeting at 10:01 a.m. Mr. Kuhlmann seconded the motion. The motion carried.

Respectfully Submitted,

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Della Miller, Recording Secretary