

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting – Regular Session
May 18, 2020**

CALL TO ORDER: President Mary Bustin called the Regular Session meeting of the Four Seasons Lakesites Property Owners Association (FSLPOA) Board of Directors to order at 9:01 a.m. at the office of Missouri Association Management, LLC. Board members present were: Mary Bustin, Maggie Moe, Christophe Torres and Kurt Kuhlmann. Board members present via Zoom were: Patti Pilshaw and Chris Van Meter.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell and Della Miller. Alaina Gump and Kim Austin, from Wilson Toellner CPA, were present via Zoom. Trustee Arnold Sandbothe was present via Zoom, representing the Village of Four Seasons. Association Members present via Zoom were: Tim Flynn, Ed Lust and Karen Schenk

MEMBER QUESTIONS OR COMMENTS: There were no member questions or comments.

APPROVAL OF MINUTES: Mr. Torres made a motion to approve the February 20, 2020 Regular and Executive Session minutes as submitted. Ms. Moe seconded the motion. The motion carried.

REPORTS:

- **Financials** - The April Financial Reports, Accounts Receivable Detail, Reconciliations, Payment Statistics, Fitness Center Improvement report, Accounts Receivable and Allowance Schedule as of December 31, 2019 were submitted to the Board. Mrs. Gump reported that no concerns were noted. The Payment Stats continue to increase from last year and the AR by year is going well. The current assessments are being collected faster due to the Collection Policy. Mrs. Gump answered questions.
- **Lien filings** – Due to the COVID-19 impact, it was decided to hold off on filing liens April 1st, per the Collection Policy. Discussion ensued. It was the consensus of the members to add fees on July 1 and file liens on July 15th. As of 5-14-2020, there are 43 liens to be filed.
- **Social Committee Funds** – The fees collected from various parties have been deposited in the Social Committee fund account rather than offsetting the amenities budget. Discussion ensued. It was the consensus of the members to have those funds offsetting the amenities budget and to keep the Social Committee Funds separate.

Sheriff: The report was submitted in writing.

Village of Four Seasons: Mr. Sandbothe reported that the Trustees have been holding Zoom meetings. The Village is getting out of doing dock electrical inspections and will leave this responsibility to the Lake Ozark Fire Protection District. Due to the COVID-19 uncertainty and a reduction of sales tax revenue, a 60-day hold has been put on redoing the Village Hall parking lot. This project will be re-considered in July.

Emphasis has been put on a few garden areas, specifically Cherokee and Horseshoe Bend Parkway, Bittersweet and Horseshoe Bend and the garden at Linn Creek and Cherokee. Deb Finn and Nancy Hall have been hired to do an analysis of the garden areas and will provide suggestions. A violation of the R-1 restriction has been cited and has been provided 30 days to cure.

Mrs. Bustin asked if the corner of Ridgewood and Horseshoe Bend Parkway will be cleaned up. Mr. Sandbothe replied that the Village would be willing to participate with the POA in cleaning this area up and the POA should provide a proposal to the Village Clerk.

Management: Ms. Miller provided reports for the Board to review prior to the meeting. Discussion followed regarding project updates, status of the Grand Point entrance, and amenity openings. The new electro mechanical systems have been installed and management will start issuing cards this week.

UNFINISHED BUSINESS:

- **Project List:** The updated project list was submitted.
- **Swim and Tennis Club** – A fence bid was submitted for the Swim and Tennis Club. Ms. Moe made a motion to approve the fence bid as submitted by Lake Central Fence, LLC. in the amount of \$18,058.74. Mr. Torres seconded the motion. The motion carried.
- **Overflow Parking** – Management identified three locations to consider for overflow parking. Out of the three locations, MAM suggests Option #1 as the three lots are also buffered with some common area and due to membership status, the lots may be easily obtainable. Discussion ensued regarding other possibilities, such as three lots on Bittersweet Road. This item was tabled for further research.

NEW BUSINESS:

AMENITY OPENINGS: Mrs. Bustin reported that opening amenities is risky to the association as there is no insurance to protect the association should a claim be made nor is there D&O insurance to protect the board should a claim be made. Conversely, D&O insurance will protect the board should the board decide not to open the amenities. Discussion followed regarding dates to open amenities, signage, waivers, etc.

ADJOURN: Ms. Moe made a motion to adjourn the meeting at 11:00 a.m. to go into executive session. Mr. Torres seconded the motion. The motion carried.

Return from Executive Session at 2:42 p.m.

Banking: Mr. Kuhlmann made a motion to move the Association's banking services over to CIT. Mrs. Pilshaw seconded the motion. Ms. Moe opposed. The motion carried.

Amenity Openings: It was the consensus of the members to announce the anticipated re-opening date for amenities to be June 1, 2020. Amenity COVID-19 Restrictions will be communicated prior to openings.

2020 Block Party – It was the consensus of the members to postpone the 2020 Block Party for a later date.

2021 Budget Meeting – It was the consensus of the members to schedule the 2021 budget planning meetings for August 24, 25, and 26, 2020.

Adjourn 2:57 p.m.

Respectfully Submitted,

Della Miller, CMCA, AMS, PCAM
Missouri Association Management, LLC.
Recording Secretary