

**Four Seasons Lakesites  
Property Owners Association  
Board of Directors Meeting  
Minutes  
June 15, 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 9:00 a.m. at the office of Missouri Association Management, LLC. Board members present were: Mary Bustin, Maggie Moe, and Kurt Kuhlmann. Board members present via Zoom were: Patti Pilshaw and Chris Van Meter. Absent: Christophe Torres.

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, representing the Village of Four Seasons was present via Zoom. Abe Schilling, representing Camden County Sheriff's Office was present. Association Members present: Nancy Hays. Ranita Jones and Karen Schenk were present via Zoom.

**MEMBER QUESTIONS OR COMMENTS:**

Mrs. Schenk suggested the Board consider a more aggressive approach to stop traffic across Good Oak dam. Mr. Van Meter agreed that the posted signs have had no impact. Big trucks and cars cross the dam, most times at a high rate of speed, averaging about 10 vehicles per hour. Discussion followed. It was the consensus of the Board to chain off (block) each end of the dam.

Pool furniture: An owner submitted an email requesting pool furniture be placed at each pool. It was the consensus of the members to not provide pool furniture, other than tables and umbrellas, at this time, due to covid precautions. This will be reconsidered in upcoming weeks.

Pool hours: Questions about why pool hours were reduced to 10:00 a.m. – 8:00 p.m. This was decided due to covid precautions and extra cleaning services. This will be reviewed at the July 20, 2020 board meeting.

Water aerobics: The POA will not sponsor water aerobics this season. Owners will be allowed to do water aerobics, at their own risk, on their own. Any property owner, leading a group of water aerobics, should announce to owners that they are participating at their own risk and the class is not sponsored by the POA. It was also agreed that the water noodles and weights can be checked out to individuals to be returned at the end of the season.

Card groups: It was the consensus of the members that card groups could proceed.

**APPROVAL OF MINUTES:** Mr. Kuhlmann made a motion to approve the May 18, 2020 minutes as submitted. Ms. Moe seconded the motion. The motion carried.

## REPORTS:

**Financials:** The May Financial Reports were submitted to the Board. Mrs. Gump reported that no concerns were noted. Mrs. Gump reported that the year to date is ahead of budget, which is common for this time of year. Payment statistics are up 35% from 2019, month after month, year after year, we are still seeing an increase in payments. Mrs. Gump answered questions. Mrs. Bustin informed Mrs. Gump that the Porto Cima streetlights should come out of Porto Cima reserves. That expense will be recoded to the correct account.

**Sheriff:** Deputy Abe Schilling submitted a report in writing. He reported that between April and May their calls were up 88% and feels that percentage will jump even more in June. He reported that comparing statistical numbers from May 2020 to May 2019 there were 29% more calls for service, 51% more reports and the majority of the other statistical numbers they report were up as well. Memorial Day weekend was very busy.

Mrs. Schenk expressed her concern of people passing in the turn lane on Horseshoe Bend and asked if the Sheriff's Department could provide traffic control every Sunday. Deputy Schilling answered that the Department does not have the manpower necessary to provide traffic control every Sunday but, will provide traffic control on holiday weekends.

**Village of Four Seasons:** Mr. Sandbothe reported that the election changed from April to June and the election results were as follows: Luanne Ruck - 113 votes, Arnold Sandbothe - 109 votes, and Jim Holcomb - 106 votes. Jim Holcomb is the new Chair and Luanne Ruck is the Vice Chair and Finance Officer.

Emphasis has been put on a few garden areas, specifically Cherokee and Horseshoe Bend Parkway, Bittersweet and Horseshoe Bend Parkway 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 variance request will be reviewed on June 30, 2020 for 269 Columbine (in the Village of Four Seasons, not in the POA). The modification will bring the house from 2 bedrooms to 5 bedrooms. A rezoning hearing will be reviewed for a house on Goldenrod for the purpose of a school. This is an ongoing discussion with legal counsel.

The next Village Hall meeting will be held on July 8, 2020. The variance meeting will be held on June 30, 2020.

**Management:** Ms. Miller provided reports for the Board to review prior to the meeting. The Brivo system is installed and working great. Management recommended the Board consider installing cameras at each card reader. The estimated cost for equipment and installation is \$2,500. Discussion followed:

Mr. Kuhlmann made a motion to approve up to \$2,500 to install cameras at each card reader. Mrs. Pilshaw seconded the motion. The motion passed.

Mrs. Miller reported that recently we have been getting complaints regarding parking on County roads in Porto Cima, often times such acts are a safety concern.

Management met with Deputy Schilling, CCSO, and decided all calls needed to be reported to dispatch rather than reporting to the Camden County Deputy on duty. In addition, management will advise owners to report this type of concern directly to Camden County dispatch.

**UNFINISHED BUSINESS:**

**Overflow Parking** – Management identified a few more locations to consider for overflow parking. Option #1 still seems to be the preferred location as it is buffered with some common area. Due to the membership status, Jill Parks will assist in reaching out to owners to see if the lots will be obtainable. This item was tabled for further research.

**NEW BUSINESS:**

**Request** — An owner has submitted a request for the Board to consider allowing 3 hens per property for sustainable food and organic control. Discussion followed. This would require a change in the Declaration of Restrictive Covenants. No motion was made to amend the governing documents to allow for this.

**Other** – Mrs. Schenk asked the Board if they would consider allowing time for adult swim. It was the consensus of the Board to allow 1 hour, from 9:00 a.m. to 10:00 a.m., for those age 60+, or for those with health concerns, at Grand Point and Regency Cove swimming pools.

**ADJOURN:** Ms. Moe made a motion to adjourn the meeting at 9:58 a.m. to go into executive session. Mr. Kuhlmann seconded the motion. The motion carried.

Respectfully Submitted,

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