

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting
Minutes
July 20, 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 9:02 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. Jim Elkin, representing Camden County Sheriff's Office was present via Zoom. Association Members present: Ranita Jones and Karen Schenk were present via Zoom.

MEMBER QUESTIONS OR COMMENTS:

Mrs. Jones asked if political signs are allowed in the POA. Mrs. Miller replied that the POA has a Political Signage Policy that coincides with the Village of Four Seasons Political Sign Ordinance.

Note: Political signs cannot exceed two feet in any dimension and shall not exceed four square feet in area. Political signs can be displayed 45 days before the election date and must be removed within 5 days after the election.

Mrs. Schenk reported that she believes poles that were erected to chain off each end of the Good Oat Lake Dam were hit by a vehicle. Mrs. Schenk also reported that she's been told kids jump the fence at Swim and Tennis after hours to swim.

Note: This problem will be taken care of once the new fencing is installed at Swim and Tennis Club.

APPROVAL OF MINUTES: Mrs. Moe made a motion to approve the June 15, 2020 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS:

Financials: The May Financial Reports were submitted to the Board. Mrs. Gump reported that COVID-19 hasn't impacted the financials. The pay statistics are running ½ percent ahead of 2019 and that has been the trend all year.

Mrs. Austin reported on the banking conversion process from Providence to CIT. Discussion followed. CIT requires statements be printed on perforated paper to tear off and use as a coupon along with an envelope to mail the coupon in. Discussion followed regarding the costs involved with CIT requirements. Mrs. Austin said CIT does have more requirements to accommodate their system and has been more difficult to set up, but once it is completely set up, she's confident the process will run very well.

Sheriff: Lt Jim Elkin submitted the Camden County Sheriff's Office report in writing. He reported June was a very busy month and listed reports that happened in June including; 4 assault's (2 in POA), 2 sexual assaults (1 in POA), 6 property damage calls, 1 dog bite, 8 missing persons calls (6 from CALO), 2 stealing cases, 4 domestic assault's (2 in the POA), 9 emotionally disturbed persons (2 in the Village), 1 resisting arrest, 4 drug charges (1 in the Village) and 9 DWI's (2 in the POA). A suspect will be interviewed this week regarding the vandalism at Swim and Tennis that occurred on 4th of July.

Village of Four Seasons: Mr. Sandbothe reported that income has been approximately ½ of what it should be. They have been closely monitoring expenses and the bottom line financials have been approximately \$40,000 to the positive, in spite of these trying times.

Job descriptions are being composed for all employees.

Three gardens have been updated and sprinklers have been installed.

The rezoning hearing for a house on Goldenrod for the purpose of a school has been in discussion between legal counsels.

The Village of Four Seasons is phasing out of the dock inspections by the end of the year.

During uncertain times, the parking lot upgrade at the Village Hall was put on hold, this item will be discussed at the August meeting.

Management: Ms. Miller provided reports for the Board to review prior to the meeting. Mr. Mitchell reported that perennial plants have been planted at the Grand Point entrance and at the Grand Point swimming pool. Mrs. Miller reported that MAM planned to host the Block Party in the fall, however, due to continued COVID concerns and a lack of reduction in reported cases, MAM feels that the Block Party planning should be postponed until 2021.

Mrs. Bustin suggested looking into potential locations to allow for an additional trailer storage area in the Horseshoe Bend area. There is currently a waiting list of over 65 owners who would like to store items in the existing storage facility on Horseshoe Bend.

UNFINISHED BUSINESS:

Overflow Parking – Management continues to search for feasible lots to obtain for the purpose of overflow parking. This item was tabled for further research.

NEW BUSINESS:

ACC – New Member Approval – The ACC has interviewed Dan Halsell and recommends the Board of Directors appoint him as a member of the Four Seasons Architectural Control Committee. Mr. Kuhmann made a motion to appoint Dan Halsell to the Architectural Review Committee. Ms. Moe seconded the motion. The motion carried.

ACC – Recommendation –The ACC recommends the Board of Directors prohibit the installation of above ground pools. Discussion followed. Mrs. Pilshaw made a motion to prohibit above ground swimming pools. Mrs. Moe seconded the motion. The motion carried.

Commercial Vehicle Request – The resident of 932 CC4 submitted a written request to the Board to allow his commercial vehicle be parked in the driveway. Discussion followed. Mr. Kuhlmann made a motion to approve the request as long as the vehicle does not exceed ½ ton. Mrs. Moe seconded the motion. The motion carried.

Consideration to block off three roads – Due to illegal dumping, Management recommends blocking off Ruby Hill Court, Morningside Court and Barrington Court. These roads are on the backside of Champions Run, off of the Shawnee Bend spur of MM highway. Over the years, MAM has cleaned up a couple couches, big appliances, and general junk. It was the consensus of the members for MAM to contact each owner to have items picked up and seek their suggestion on how to solve the illegal dumping.

ADJOURN: Ms. Moe made a motion to adjourn the meeting at 10:11 a.m. to go into executive session. Mr. Kuhlmann seconded the motion. The motion carried.

Respectfully Submitted,



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