

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
September 21, 2020**

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 9:00 a.m. at the Community Center. Board members present were: Mary Bustin, Maggie Moe, Kurt Kuhlmann, Patti Pilshaw, Christophe Torres, 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. Lt. Jim Elkin was present from Camden County Sheriffs Office.

MEMBER QUESTIONS OR COMMENTS: None.

APPROVAL OF MINUTES: Mrs. Pilshaw made a motion to approve the July 20, 2020 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS:

Financials: The August Financial Reports were submitted to the Board. Mrs. Gump reported the Accounts Receivable are up compared to this time last year. The year to date net income is looking good. Mrs. Pilshaw requested a net income report for the Fitness Center, Storage facilities, and Campground. Mrs. Gump will work on preparing that report for next month.

Sheriff: Lt Jim Elkin submitted the Camden County Sheriff's Office report in writing. He reported August slowed down from July, which is historically normal. Deputies responded to eight (8) domestic disturbances (5 in POA), four (4) personal damages in the POA, one stealing, one missing persons, six (6) subjects arrested for drugs (1 in POA) and eight (8) subjects were arrested for driving while intoxicated (3 in POA). Body Cams are new to the Sheriffs Office. The Body Cam will activate when patrol lights turn on or when turned on by the deputy.

Village of Four Seasons: There was no representative from the Village of Four Seasons present. However, Mr. Holcomb invited the POA Board Members to the Deer Harvest meeting on October 14, 2020 at 7:00 p.m. at the Village Hall.

Management: Ms. Miller provided reports for the Board to review prior to the meeting. Mr. Mitchell reported that by 9-22 all streetlight installation in Grand Pointe will be completed. An owner submitted a request for consideration of a path for walking and golf carts. Discussion followed. It was the consensus of the Board that consideration could be made in 2021. Mrs. Bustin requested management contact Charter Spectrum and get a cost for upgrading to fiber optics at the Community Center for internet services. Discussion ensued regarding recent street sign vandalism and requests to keep the Grand Pointe pool open for an additional week.

Mrs. Pilshaw made a motion to keep the Grand Pointe pool open for one additional week, closing it on September 28th. Mr. Torres seconded the motion. Mrs. Moe opposed. The motion carried.

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.

Ridgewood Garden – The garden at the corner of Ridgewood and Horseshoe Bend Parkway was installed by volunteer owners who are no longer owners in the association and the garden has been abandoned. Current owners are requesting the POA take over the maintenance. Originally the POA and the Village of Four Seasons discussed sharing the responsibility. The Village of Four Seasons agreed to do a one-time cleanup of the garden, but did not approve anything more than that. Discussion followed. It was the consensus of the Board not to commit the association to maintaining the garden. Community volunteers can take over the maintenance to their satisfaction or can let the area go back to its natural state.

NEW BUSINESS:

2021 Budget - Mrs. Moe made a motion to approve the proposed 2021 budget as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

Discussion ensued regarding the 2019 excess revenue over expenses. Mrs. Pilshaw made a motion to allocate \$290,000 for future projects to be considered after January 1, 2021. Mr. Kuhlmann seconded the motion. The motion carried.

Campground Fees – 2021 – Mrs. Moe made a motion to increase the campground fees starting January 1, 2021 to \$10 for tent sites and \$35 for RV sites. Mrs. Pilshaw seconded the motion. The motion carried.

Interior Lakes – Access Roads – Mrs. Miller reported the management office continues to receive complaints regarding the interior lake access roads being blocked off. Mr. Van Meter shared with the board pictures and his concern regarding the shape the lake is in due to low water level, indicating a leak in the lake. Blocking vehicles from crossing the dam is helping to preserve the dam. Mr. Van Meter recommended the Board consider a kayak dock be installed at the lake, to provide those who wish to kayak easy access. It was the consensus of the Board to uphold the decision in blocking vehicle access across the dams to preserve the dams.

Commercial Vehicle Request – The owner at lot 615 PP4 requested permission to keep his commercial van in the driveway at this property. Mrs. Moe made a motion to approve the request. Mrs. Pilshaw seconded the motion. The motion carried.

Fitness Center – Equipment – Management has received several requests to add a Dip Bar to the Fitness Center, which is a popular piece of equipment for triceps and chest exercise. The total cost is \$1,140.30. It was the consensus of the Board to not approve the Dip Bar at this time, but to compose a survey, for Board approval, to send to owners to see what fitness equipment they would like to see should consideration be made to purchase new equipment or replace old equipment.

Request 453 PP3 – Sale of Common Area - A prospective buyer of lot 453 PP3 would like to purchase approximately 1,031.88 sq ft of common area adjacent to this lot, to provide space for a garage addition. Discussion followed. Mrs. Pilshaw made a motion to disapprove the request. Mr. Van Meter seconded the motion. The motion carried.

Request 810 HI – Sale of Common Area - The owner of 810 HI would like to purchase a common area off Gleneagles Ct. to construct driveway access from Gleneagles Ct, which will allow easier access, rather than utilizing Muirfield Drive. Discussion followed. Mrs. Moe made a motion to approve the sale of the common area at the rate of \$0.12/sq ft. plus additional costs involved, i.e., survey, recording, etc. Mr. Kuhlmann seconded the motion. The motion carried.

ADJOURN: Ms. Moe made a motion to adjourn the meeting at 10:54 a.m. to go into executive session. Mr. Kuhlmann seconded the motion. The motion carried.

The meeting was reconvened at 11:34 a.m.

A&A Septic Contract –Mr. Kuhlmann made a motion to approve the contract contingent on Mr. McDorman’s review. Mrs. Pilshaw seconded the motion. The motion carried.

Swimming Pool design – Mr. Kuhlmann made a motion to contract with Peckham Architecture to negotiate a price with Peckham to start on the project, Task 1. Peckham will need to submit an Engagement Letter and Timeline.

ADOURN: Ms. Moe made a motion to adjourn the meeting at 11:37 a.m. Mr. Kuhlmann seconded the motion. The motion carried.

Respectfully Submitted,



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