

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
November 16, 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 9:05 a.m. via Zoom. 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, Della Miller and Joel McCormick. Alaina Gump and Kim Austin, from Wilson Toellner CPA, were present. Lt. Jim Elkin was present from Camden County Sheriff's Office. Arnold Sandbothe was present from the Village of Four Seasons.

Owner present: Ranita Jones

MEMBER QUESTIONS OR COMMENTS: None.

APPROVAL OF MINUTES: Mrs. Moe made a motion to approve the September 21, 2020 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS:

Financials: The September and October, 2020 Financial Reports were submitted to the Board. Mrs. Gump reported the financials look good and are ahead of budget. The payment stats are considerably better than previous years. Mrs. Austin reported that South Data failed to send the Presidents letter with the annual assessment invoice and she is working with South Data to have them send the letter at no additional cost to the Association since the error was through no fault of the Association. Mrs. Gump reported the new banking process seems to be working smoothly.

Sheriff: Lt Jim Elkin submitted the Camden County Sheriff's Office report in writing. He reported October slowed down from September, which is historically normal. There were five emotionally disturbed persons calls (3 in POA), seven domestic disturbance calls (4 in POA), six missing persons calls (1 in the POA) and two drug distribution arrests just to mention a few of the calls the deputies of the zone dealt with during the month of October.

There was a deputy that was injured during an arrest which required him to be treated at the hospital. The deputy was severely bitten on the upper arm. The two-day boat race, that was held at the beginning of the month, at Camden on the Lake went smooth. Two extra deputies worked the event so the normal deputies, who patrol the zone, could perform their regular duties.

Village of Four Seasons: Mr. Sandbothe reported the Village of Four Seasons is currently working on its budget process. Their financials are in good shape due to the fact they held back on spending funds due to the unpredictable year with Covid. The Village met to plan the managed deer hunt with the USDA. Their next Trustee meeting will be held on December 9, 2020.

Management: Ms. Miller provided reports for the Board to review prior to the meeting. Mrs. Miller asked the members where they would like to see the funds, received through the sale of old streetlights, be accounted for.

The funds could be applied to the General Fund or the Reserve Fund. The maintenance of the lights is covered in the General Fund. The streetlights are purchased from the Porto Cima Reserve Fund. Mrs. Pilshaw made a motion to apply the streetlight proceeds to the General Fund. Mrs. Moe seconded the motion. 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.

NEW BUSINESS:

Election of Officers: Mrs. Moe made a motion to keep all officers in their current positions for another year. Mrs. Pilshaw seconded the motion. The motion carried. The Officers are as follows:

President – Mary Bustin

Vice President – Patti Pilshaw

Treasurer – Maggie Moe

Secretary – Christophe Torres

Board Member Liaison Appointments: It was the consensus of the members to keep the liaison appointments the same.

Committee Member Appointments: Mr. Kuhlman made a motion to reappoint all of the committee members to the respective committee they are currently serving on. Mrs. Moe seconded the motion. The motion carried.

Resolution – 2021 Assessments – Mrs. Moe made a motion to approve the proposed Resolution that notices the assessment fees that will be assessed in 2021. Mr. Kuhlmann seconded the motion. The motion carried.

Sale of Common Area – 148 KP8 –A prospective buyer of lot 148 KP8 would like to purchase the common area all around the perimeter of the lot. After review, Mrs. Moe made a motion to disapprove the request. Mr. Kuhlmann seconded the motion. The motion carried.

Managed Deer Hunt – Mr. McCormick informed the members that he has been overseeing the managed deer hunt for two years and outlined multiple areas of concern with hunters not following the Rules and Regulations. Discussion followed. It was the consensus of the members to conduct a Work Session to determine how best to administer the managed deer hunt program for assigned common ground hunting areas as well as hunting on private lots. The members asked management to draft a letter, to be approved by the Board, to all deer hunters participating in the 2nd half of this season, outlining the problems management has encountered this season and the need to gain compliance with the deer hunt program or the program may be discontinued.

Boat Launches: Mr. McCormick reported that the use of the boat launches continues to be problematic. Although the permitting process has been helpful, it has become a time-consuming job. Management receives multiple complaints from residents. Dock companies' flagrant behavior and disregard for the rules and regulations has damaged docks and boats. Recently a dock company constructed an entire dock on the boat launch. Some dock companies use their membership in order to use the boat launch. Discussion followed. It was the consensus of the members to conduct a Work Session to further discuss a solution to this problem.

Holiday Parties: With COVID-19 hitting a spike in the area, MAM asked the members for their opinion on whether or not the Association should host holiday parties this year. Discussion followed. It was the consensus of the members to not host any Association in-person Christmas parties; but, instead, research virtual alternatives. The Social Committee should meet via Zoon to discuss potential alternative ideas.

Fitness Center – Equipment – Management conducted a survey to determine what fitness center equipment owners would like to have at the fitness center. Discussion followed. It was determined to not add any new equipment for the remainder of this year and to table this topic for a meeting after the first of the year. In the meantime, the equipment needs to be maintained and repaired as needed.

Communications: Mrs. Pilshaw has been proof reading each newsletter. She asked if any other member would like to proof the newsletters. Discussion followed. It was the consensus of the members to send the draft articles to all the board members with a specific deadline to make changes or recommendations. Going forward, whichever Board member is available will proof the newsletter.

Adjournment: Ms. Moe made a motion to adjourn the meeting at 10:38 a.m. to go into Executive Session. Mr. Kuhlmann seconded the motion. The motion carried.

The meeting was reconvened at 11:14 a.m.

Lot 444, Kays Point 1 – The members reviewed a written ACC application appeal requesting to rock the driveway through their other lot on 434 KP1. Mr. Van Meter made a motion to uphold the ACC's decision to require a hard-surface driveway. Mrs. Pilshaw seconded the motion. The motion carried.

Reserve Study Update - Mrs. Moe made a motion to approve the Association Reserve Studies & Consulting. LLC bid in the amount of \$2,900 to conduct a revised Reserve Study. Mr. Kuhlman seconded the motion. The motion carried.

Campground Reservation – An owner is requesting permission to book the entire Campground for three nights in 2021 for a family reunion based on the 2020 rates, discussion followed. Mrs. Moe made a motion to uphold the 2021 rates and offer a 5% discount for booking the entire Campground. Mr. Kuhlman Seconded the motion. Vote For: Mr. Torres, Mrs. Moe, Mr. Kuhlmann. Vote No: Mrs. Pilhsaw and Mr. Van Meter. The motion carried.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 12:39 p.m. Mr. Kuhlmann seconded the motion. The motion carried.

Respectfully Submitted,



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