

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
December 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 9:11 a.m. via Zoom. Board members present were: Mary Bustin, Maggie Moe, Kurt Kuhlmann, Patti Pilshaw, and Christophe Torres. Absent: 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. Sgt. Abe Schilling 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 November 16, 2020 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS:

Financials: The November, 2020 Financial Reports were submitted to the Board. Mrs. Gump reported the financials look good and are ahead of budget. The 2020 payment stats are 1.16% over 2019. Mrs. Austin reported that a good number of assessments are arriving through the lock box, once received they are processed quickly. It was discovered many owners, who paid via e-check electronically, had their payment sent to the Union Bank address (previous bank). MAM sent an e-mail blast informing owners to confirm the correct address. WTA was informed payments sent to Union Bank would be sent back to the owners, however, recently WTA received 15-20 checks from Union Bank. WTA is currently working through each of the payments that were sent to the Union Bank address.

Sheriff: The County Sheriff's Office report was submitted in writing. The report stated November reports were down from October reports. There were three (3) domestic disturbances (1 in the POA), three (3) emotionally disturbed persons (2 in the POA), two (2) burglaries, three (3) missing persons and two (2) subjects were arrested for driving while intoxicated (1 in the POA).

Village of Four Seasons: Mr. Sandbothe reported two vacancies on the Board of Trustees will be open. The positions are currently held by Dave Perdue and Don Henderson.

The USDA managed deer hunt dates are as follows: January 26-29, February 9-12 and February 16-19. March 2-5 dates will be set should funds remain or there is a weather make up need.

The Village of Four Seasons made a slight adjustment to the Camden County Sheriffs Contract to help cover an adjusted pay scale for supervisory positions at the Sheriffs Office. The Village of Four Seasons financials will end the fiscal year with a positive bottom line of approximately \$100,000 due to positive sales tax.

Management: Ms. Miller provided reports for the Board to review prior to the meeting. Mrs. Miller pointed out road condition concerns in Porto Cima 1) Porto Cima Drive in Via La Cresta and 2) the junction at Via Del Lago and Bello Point Drive. Management is obtaining bids for the necessary repairs. Both areas will need to be repaired in the Spring.

Camden County Mapping and Addressing delivered Porto Cima replacement street signs. Management will install them over the next few weeks.

The Lake Ozark Cub Scouts, Pack 21, submitted an application to use the Community Center for a Non-Profit event on February 20, 2020 All prerequisites for Non-Profit use have been met. Ms. Moe made a motion to approve the request. Mr. Kuhlmann 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: No new business

COMMUNICATIONS: No report

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 9:30 a.m. to go into Executive Session. Mr. Kuhlmann seconded the motion. The motion carried.

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

Proposed Changes to the Declaration of Restrictive Covenants: Mrs. Pilshaw made a motion to submit proposed changes to the Developer. Ms. Moe seconded the motion. The motion carried.

Streetlights – Porto Cima Courts: Mr. Kuhlmann made a motion to approve the ongoing electricity for streetlights should the Porto Cima Court association install streetlights funded solely by their association. The electricity for streetlights in Porto Cima is assessed only to Porto Cima owners. Ms. Moe seconded the motion. The motion carried.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 11:16 a.m. Mr. Kuhlmann seconded the motion. The motion carried.

Respectfully Submitted,



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