

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
January 18, 2021**

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 am 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 and Della Miller. Alaina Gump and Kim Austin, from Wilson Toellner CPA, were also present. 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 December 21, 2020 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS:

Financials: The December, 2020 Financial Reports were submitted to the Board. Mrs. Gump reported the end of year financials look good and the AR was better than 2019. Mrs. Austin reported that 2021 assessments are coming in as they should.

Sheriff: The County Sheriff's Office report was submitted in writing. The report stated the statistical numbers in December were slightly busier than November. Comparing December 2020 to December 2019, the numbers were very similar. Deputies of the zone responded to five domestic disputes (3 in the POA), four emotionally disturbed persons (4 in the POA) and two sexual assaults (2 in the POA).

Village of Four Seasons: Mr. Sandbothe reported the Village of Four Seasons financials ended the fiscal year with a positive bottom line of approximately \$100,000 due to positive sales tax. The next Trustees meeting will be on February 10th. On January 28th the Village Planning and Zoning will meet to adopt a Group Home Amendment that puts a definition and limitations in place to address group homes to conform with precedented zoning laws.

Management: Ms. Miller provided reports for the Board to review prior to the meeting. Mrs. Miller reported that management has received a couple calls from owners requesting management to clean up shorelines of trash and debris that are adjacent to common areas along the shoreline, below the 662' contour, which is not the responsibility of the POA to clean.

These locations will be communicated to Ameren MO to clean up during their next Shoreline Cleanup event. Discussion ensued regarding the upcoming POA 50th Birthday social on January 25th. It was decided to hold the event from 5 – 7 pm and to serve beer and wine and cheese. This year's annual block party theme will be "Four Seasons POA 50th Birthday Party".

UNFINISHED BUSINESS:

Good Oak Lake: Mr. Mitchell presented the members with an engineer written report outlining three different options to consider for the seepage concern. Recommendations in the report suggest making some repairs and continuing to monitor. Management was asked to obtain estimates for each of the alternatives proposed. Mr. Mitchell recommended the engineer meet with the board during a work session to decide on an action plan.

Project List – The 2021 Project List was tabled for review in Executive Session.

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:

VEHICLES: The Reserve Study scheduled vehicle replacements in 2020 and in 2021. A vehicle was not purchased in 2020 because we didn't feel it needed to be at that time, however, due to the condition of the vehicles, the two vehicles are now needing to be replaced. Mr. Kuhlmann recommended getting another bid from Republic Ford. Discussion followed. Mr. Kuhlmann made a motion to approve up to \$53,500 for the purchase of two new vehicles. Mrs. Moe seconded the motion. The motion carried.

COMMUNICATIONS: No report

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 9:46 a.m. to go into Executive Session. Mr. Kuhlmann seconded the motion. The motion carried.

The meeting was reconvened at 9:51 a.m.

ROAD RUNNERS CONTRACT: Mrs. Moe made a motion to approve the Road Runners contract as submitted. Mr. Torres seconded the motion. The motion carried.

PROJECTS: Ms. Moe made a motion to approve the following projects:

- Swim and Tennis Card Reader on Upper Tennis Court \$2,450
- Grand Point Pool Facility Replace Multi-Port valve \$950
- Swim and Tennis Facility Rubberized Mulch for Playground \$4,850
- Pool Safety Equipment Upgrades at all Pools \$1,725
- Solar Covers for Grand Point Pool and Swim and Tennis Pool \$1,000
- Replacement of Pool Furniture as needed \$4,000

- WIFI Expansion at Campground \$2,175
- Additional Cameras Towards Rear of Country Club Storage \$2,225
- Swim and Tennis Pool Mechanical Equipment (Phased) \$21,649 - Reserves

Mrs. Pilshaw seconded the motion. The motion carried.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 10:50 a.m. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,

Della Miller

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