

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
February 16, 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 9:06 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. Kim Austin, from Wilson Toellner CPA, also Sgt. Abe Schilling, Camden County Sheriff's Office.

AllState Consulting: Cass Mathews and Ron Shy

Owners present: Ranita Jones and Karen Schenk

MEMBER QUESTIONS OR COMMENTS: Mrs. Jones addressed the board with the following matters: 1) Any word of new Dollar General on Horseshoe Bend? 2) any word of Lake Ozark annexing parts of Horseshoe Bend? And 3) Disappointment that the Board has not made a decision on constructing a new indoor pool adjacent to the Community Center. Mrs. Jones feels the Board is listening to a few owners in Regency Cove and not looking at the best interest of the entire community. Mrs. Bustin replied the Board has not been informed of any plans of Dollar General or plans of Lake Ozark annexing parts of Horseshoe Bend. In addition, the Board has been doing their due diligence in obtaining necessary information to make a decision on the Regency Cove pool, and said the Board will be making a decision.

Mrs. Schenk addressed the board with the following matters: 1) Disappointed in the Board for not making a decision on replacing the Regency Cove pool for a new Aquatic Center adjacent to the Community Center. Mrs. Schenk stated this discussion has been going on for 2 years and a decision should be made in the best interest of the entire community, not just a few owners in the Regency Cove subdivision, 2) Communication is terrible; Owners should be made aware of what is going on in the Community in a more-timely manner. The newsletter should go out the end of the month for the upcoming month and the Owners should be made aware of the status of the Aquatic Center decision. Mrs. Miller stated the newsletter will be going out the last week of the month for upcoming issues. The January newsletter was a technical error in scheduling the date of issuance. Mrs. Bustin replied that the Board has done its due diligence in coming up with a decision on the pool and it will be addressed later in the meeting.

GOOD OAK LAKE: Mr. Cassidy Mathews and Mr. Ron Shy, with Allstate Consultants Engineering, met with the members to explain their engineering review of Good Oak Lake seepage exiting the downstream face of the Good Oak Lake Dam and how to make necessary repairs to satisfy the requirements of the Department of Natural Resources. Mr. Mathews recommended the association invest in geotechnical drilling,

which will require drilling to bedrock, where samples can be collected to share with contractors to determine how to approach the problem. Mr. Mathews further recommended lowering the lake level and reconnect the pipe and monitor the weir daily as failure could occur rapidly. A guesstimated timeline for scheduling the geothermal drilling and field work would be approximately 6 weeks and an additional 6 weeks to obtain the report. Mr. Mathews stressed the importance of lowering the lake level, to prevent additional erosion to the toe of the dam. Mr. Mathews estimated the cost of drilling and report to be in the \$30,000 range.

Mr. Van Meter made a motion to obtain a proposal for the geothermal drilling to see what is going to be required to make the necessary repairs. Mrs. Moe seconded the motion. The motion carried.

APPROVAL OF MINUTES: Mrs. Moe made a motion to approve the January 18, 2021 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS:

Financials: The January 2021 Financial Reports were submitted to the Board prior to the meeting. There were no questions.

Sheriff: The County Sheriff's Office report was submitted in writing. Sgt. Abe Schilling was available for questions and concerns.

Village of Four Seasons: There was no report provided by the Village of Four Seasons. Mrs. Ranita Jones stated she attended the Village of Four Seasons Trustees meeting and reported: The Village of Four Seasons Planning and Zoning passed the zoning ordinance on group homes and the Village of Four Seasons Trustees approved the parking lot repaving. Tony Baldrige was appointed to replace Don Henderson's unexpired Trustee term.

Management: Ms. Miller provided reports for the Board to review prior to the meeting. Mrs. Miller reported that management has been sending letters to neighboring owners of lots people are wanting to sell. Discussion ensued.

UNFINISHED BUSINESS:

Re-Plat Incentive Program – The current policy states it will be re-evaluated in 2020 and it wasn't. As of this date, only one owner has taken advantage of this policy. Details of the replat fee refund request were provided. Ms. Moe made a motion to approve the replat refund as submitted. Mrs. Pilshaw seconded the motion. The motion carried. Discussion followed regarding the continuance of the incentive program. Mr. Kuhlmann made a motion to discontinue the Re-Plat Incentive Program at this time. Mr. Van Meter seconded the motion, the motion carried, Ms. Moe voted in opposition to the motion.

Boat Launches – Mrs. Miller informed the members that complaints regarding commercial use of the boat launches continue to be a problem. The permitting process, that was implemented last year, hasn't fully taken care of the problems. Discussion followed regarding the fact the launches were never intended for commercial use. Ms. Moe made a motion to restrict the boat launch use to "Boats Only" effective March 1, 2021. Mr. Kuhlmann seconded the motion. The motion carried.

Aquatic Center – Mrs. Bustin reported the Board obtained a second engineer's review of the Regency Cove swimming pool and feel confident to make a decision on the proposed Aquatic Center. Mr. Van Meter made a motion to move forward with the next phase of the Aquatic Center Project, with a loan not to exceed \$2.5 million for the construction of the facility. Ms. Moe seconded the motion. The motion carried.

Regency Cove Pool – Mr. Kuhlmann made a motion to continue to keep the Regency Cove pool open, as long as it is operational, until the Aquatic Center is open, then the board decide how to repurpose the Regency Cove pool. Ms. Moe seconded the motion. The motion carried.

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:

FITNESS CENTER -Treadmills - Mrs. Miller reported that we have three treadmills and they are all used heavily. Two of them are in need of replacement and the third one has a broken panel that needs to be replaced. All of them are the same age. Two bids were submitted: one commercial grade and the other a lighter frame that is used mainly in non-membership facilities. Mr. Kuhlmann made a motion to approve up to \$14,000 on commercial grade treadmills. Ms. Moe seconded the motion. The motion carried.

Tennis Court - Reservation System – Mrs. Miller reported that management has been requested to implement a reservation system, with the same concept as tee times are scheduled for golf. Discussion followed regarding enforcement of such policy. Mrs. Pilshaw made a motion to keep the tennis court usage on a first come - first serve basis, however, add signage advising players to be courteous and limit their use to allow others time on the court. Ms. Moe seconded the motion. The motion carried.

COMMUNICATIONS: Mrs. Pilshaw recommended the timing of the newsletter be reviewed as well as website communications and to work to implement effective communication on the Aquatic Center.


ADJOURNMENT: Mrs. Pilshaw made a motion to adjourn the meeting at 10:41 a.m. to go into Executive Session. Ms. Moe seconded the motion. The motion carried.

The meeting was reconvened at 12:11 p.m.

REQUEST TO PURCHASE COMMON AREA – 332 PP2: Mr. Van Meter made a motion to disapprove the sale of common area adjacent to lot 332 PP2. However, honor the approval of the Architectural Control Committee, granted in 1988, for the use of the common area for the purpose of the driveway. Ms. Moe seconded the motion. Mrs. Pilshaw opposed. The motion carried.

ADJOURNMENT: Mrs. Pilshaw made a motion to adjourn the meeting at 12:17 p.m. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,



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