

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
March 22, 2021**

CALL TO ORDER: President Mary Bustin called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:06 am. Board members present were: Mary Bustin, Maggie Moe, Patti Pilshaw and Christophe Torres. Board members present via Zoom: Chris Van Meter and Kurt Kuhlmann.

Representatives present from Missouri Association Management, LLC (MAM) were; Russ Mitchell and Della Miller. Alaina Gump, was present representing Wilson Toellner, CPA and Lt. Jim Elkin represented the Camden County Sheriff's Office. Mr. Randy Engle, newly appointed Trustee for the Village of Four Seasons was also present.

Owner's present: Ranita Jones, Larry and Karen Schenk.

MEMBER QUESTIONS OR COMMENTS: Mr. and Mrs. Schenk requested the Board allow them to use the Kays Point boat launch for the use of delivering a boat lift. Discussion ensued regarding the decision made at the February 16, 2021 Board meeting to only allow boats at the boat launches due to the design of the launches. They are not sufficient to handle commercial use. This item was tabled for Executive Session.

A brief discussion ensued regarding the Deer Harvest and plans going forward.

APPROVAL OF MINUTES: Mrs. Moe made a motion to approve the February 16, 2021 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS:

Financials: Mrs. Gump presented the February 2021 financial reports. Mrs. Gump reported that the financials look good and that collections are up 2.18% over this time last year.

Sheriff: The Camden County Sheriff's Office report was submitted in writing. Lt. Jim Elkin was available for questions and concerns. Mr. Elkin reported February was slower than January which is normal. Deputies who are assigned to the zone responded to four Domestic Disturbances (2 in POA), three Emotionally Disturbed Persons (1 in POA), a sexual assault, and two harassment calls (1 in POA) just to mention a few. The deputies have been going to various trainings. February 24th was Sgt. Schilling's second year anniversary of being assigned to the zone to assist Lt. Elkin in the day-to-day supervision of the deputies.

Village of Four Seasons: Mr. Randy Engle reported the Village of Four Seasons will no longer be doing grounds maintenance and will be liquidating all of their grounds maintenance equipment such as mowers, weed eaters and some larger equipment. Mr. Engle asked if the POA would help advertise the bidding information on the digital board. The equipment will be at the Village Hall for inspection for those who wish to bid. Mr. Engle also reported the Village of Four Seasons is preparing to overlay the parking lot at the Village Hall.

Management: Mrs. Miller provided reports for the Board to review prior to the meeting. Mrs. Miller stated the two approved vehicles will be delivered mid to late May, the two treadmills and dip bar will be delivered this week. Mr. Mitchell reported that all the card readers at Swim and Tennis are now operational. Mrs. Pilshaw recommended we advertise the Campground on the digital board, Facebook, and newsletter.

UNFINISHED BUSINESS:

Good Oak Lake - As approved at the February 16, 2021 Board meeting, the geothermal drilling, to see what is required to make the necessary repairs, is scheduled for this week.

Aquatic Center – Mrs. Bustin reported the Board is working on the final pool design and access control systems.

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:

Regency Cove Entrance Sign - Management reported that Lake Ozark Fire Protection District (LOFPD) and Horseshoe Bend Special Road District (HBSRD) have recommended the Regency Cove entrance sign be removed out of the road right of way. Management will obtain cost estimates for installing an entrance that would be located strategically to improve emergency personnel response time. Discussion ensued regarding other signs that should be relocated due to their current locations in road right of ways.

La Riva Est Cluster Mailbox - Management currently has a wait list for owners needing a mailbox in the La Riva Est. Subdivision – Via Appia & Via Delago. Mrs. Miller will be talking to the Sunrise Beach Post Master to determine if their rule is still in place, stating that mail cannot be delivered to individual homes. If the conclusion is that mail cannot be delivered to individual homes, the POA will need to install a new cluster mailbox next to the current one. The cost of the cluster mailbox and installation is approximately \$2,300. Mrs. Pilshaw made a motion to approve up to \$2,300 for the cluster mailbox and installation if it is determined the Post Office will not deliver to individual homes. Mrs. Moe seconded the motion. The motion carried.

COMMUNICATIONS: Mrs. Pilshaw reported that the Communications Committee met one March 12, 2021 to discuss ways to better disseminate information, such as newsletter improvements, additional e-mail blasts, website communications, and how to implement effective Aquatic Center communication. The Aquatic Center press release was finalized and will be added to the Associations website as well as Facebook. A list of questions that have been asked has been developed. It was decided to post all the questions on the website and answer the questions we have answers for. We will keep adding questions and answers as we know them. The Aquatic Center announcement was recently published in the Business Journal.

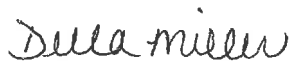
ADJOURNMENT: Mrs. Pilshaw made a motion to adjourn the meeting at 10:09 a.m. to go into Executive Session. Ms. Moe seconded the motion. The motion carried.

The meeting was reconvened at 10:32 a.m.

Request use of Kays Point Boat Launch for use of Lift Delivery – Mr. Van Meter made a motion to uphold the “Boats Only” rule the Board decided on at the February 16, 2021 Board of Directors meeting. Mr. Torres seconded the motion. The motion carried.

ADJOURNMENT: Mrs. Pilshaw made a motion to adjourn the meeting at 11:18 am. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,



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