

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
April 19, 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, Christophe Torres, Chris Van Meter and Kurt Kuhlmann.

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

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

**MEMBER QUESTIONS OR COMMENTS:** Mr. Montgomery addressed the Board of Directors and asked that the Board seek modification to the governing documents to allow additional remedial action, rather than fining an Owner for violations, to include: parking, trash, noise, define reasonable number of pets, fences, rental units, etc. Mr. Montgomery stated that Management has enforced violations to the limits granted to them and he has reached out for help from the Camden County Sheriff's Office (CCSO) and found them to be very helpful. However, he felt the Sheriffs Office shouldn't have to address these kinds of concerns, rather the Association should be able to handle all Community nuisances. Mrs. Bustin stated that the Association contracts with the CCSO for additional services and Owners shouldn't feel bad reaching out to them for services. Mrs. Bustin also stated the Board is in the process of recommending changes to the Declaration of Restrictive Covenants for the Developer to consider.

Mrs. Schenk made the following recommendations 1) add outlets to the light poles at the Country Club Boat Storage facility, 2) add gates and card readers to the boat launches, and 3) reactivate the Social Committee and have events where food trucks park in the Community Center parking lot and Owners can socialize.

**APPROVAL OF MINUTES:** Mrs. Moe made a motion to approve the March 22, 2021 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

**REPORTS:**

**Financials:** Mrs. Gump presented the March 2021 financial reports. Mrs. Gump reported that the financials look good and ahead of budget by about \$170,000 year to date.

**Sheriff:** The Camden County Sheriff's Office report was submitted in writing. Lt. Jim Elkin was available for questions and concerns. Lt. Elkin reported that March was a busy month. The calls for service jumped 35% and there were 44% more reports taken in March compared to February. Majority of the categories that are reported on were up. The deputies in the zone responded to seven (7) Emotionally Disturbed Persons calls, three (3) Harassment calls, three (3) Domestic Disturbances and four (4) subjects were arrested for Driving While Intoxicated. There was also a report of a child abuse and a report of a child molestation that are being investigated.

Sgt. Abe Schilling presented to the members the need to add a Detective and a Patrol Corporal to the zone. Sgt. Schilling stated the area is seeing a different crowd in the Lake area, including gangs from outside regions. The Lake area has been noticed in national news and has increased the type of calls the Sheriff's office is getting. Adding a detective to the zone could help the deputies in the zone by freeing up the patrol deputies to handle other calls. The patrol deputies would be able to spend time being proactive and more visible to the public. A Patrol Corporal is needed to assist Lt. Elkin and Sgt. Schilling by helping with necessary paperwork and evening and night shift schedules to add additional supervision to the night shift deputies. The cost of a Patrol Corporal starts at \$36,036 and the Detective starts at \$34,994 for a total of \$71,030. CCSO is seeking funding for these two positions and asks the Association to contribute. Discussion ensued. Mrs. Bustin thanked Sgt. Schilling and Lt. Elkin for the presentation and stated the members would discuss in Executive Session.

**Village of Four Seasons:** Mr. Randy Engle reported the Village of Four Seasons parking lot project is under construction, streetlights are being installed around the Village Hall, the sidewalk is being upgraded to ADA compliance, and the outdoor restrooms are being remodeled. The Trustees are currently looking at commercial development Planning and Zoning and revising the animal control ordinance. The lawn and garden equipment is currently being liquidated.

#### **Management:**

Mrs. Miller provided reports for the Board to review prior to the meeting. Mrs. Miller reported the amenities and the Grand Point water feature have been de-winterized and season preparation at all of the amenities is underway. Rubber mulch has been added to the Swim and Tennis Club playground. The geothermal drilling at Good Oak Lake has been conducted and we are waiting for the written report. Owners Services have spent a considerable amount of time policing the boat launches and lift companies using them. Discussion ensued with Lt. Elkin regarding their support in policing the boat launches as well. The Kids Easter, on April 3<sup>rd</sup>, was well attended with 118 children. The Women's Tea, on April 14<sup>th</sup> was a nice event, with 20 participants.

#### **UNFINISHED BUSINESS:**

**Project List** – Mr. Mitchell presented the project list and identified the items that management would like the Board to consider approving due to preparation of amenities for the season.

Mr. Van Meter made a motion to approve the following items:

- Swim and Tennis facility pavilion refurbishment (trim and paint)
- Bittersweet Pool facility pavilion refurbishment (trim and paint)
- Grand Point Pool facility pavilion refurbishment (trim and paint)
- Bathroom floors at Bittersweet, Grand Point, and Swim and Tennis Club
- Vases and urns for community Center and Swim and Tennis Club
- Cluster mailboxes at Via Appia and Eagle Drive (2)

Mrs. Moe seconded the motion. The motion carried.

**Regency Cove entrance sign** - Management is in the process of obtaining bids, design and location, to replace the entrance sign that will help improve emergency personnel response time.

### **NEW BUSINESS:**

**Fitness Center Equipment** – Mrs. Miller explained the current condition of the elliptical machines. The service provider for the machines has offered the Association a couple of elliptical machines, lightly used, for \$2,200 a piece, plus tax and delivery fee. Management feels the machines would be a bargain and would match the X-Rides that were purchased last year. The ellipticals are popular machines. In addition, the weight bench is in need of replacement. The estimate on replacing the bench is \$100, plus tax. Mrs. Moe made a motion to approve the two proposed elliptical machines and the weight bench, not to exceed \$5,300. Mr. Kuhlmann seconded the motion. The motion carried.

**COMMUNICATIONS:** Mrs. Pilshaw reported the Communications Committee met on April 15, 2021. The committee discussed the usage at the association boat launches and community events. The Aquatic Center Q&A list was reviewed. Discussion regarding reactivating the Social Committee and having events where food trucks park in the Community Center parking lot and Owners can socialize. It was further discussed to start the food truck idea with the Aquatic Center ground breaking ceremony. The next meeting will be held on May 19<sup>th</sup>.

**ADJOURNMENT:** Mrs. Pilshaw made a motion to adjourn the meeting at 10:12 a.m. to go into Executive Session. Ms. Moe seconded the motion. The motion carried.

The meeting was reconvened at 11:15 a.m.

**FITNESS CLASSES:** It was the consensus of the members to not allow group fitness classes at the fitness center or swimming pools that are not sponsored by the POA.

**CAMDEN COUNTY SHERIFFS OFFICE (CCSO) REQUEST:** Discussion ensued regarding the request made by the CCSO to fund a Detective and Patrol Corporal. It was the consensus of the members to consider this request during the budgeting process for fiscal year 2022.

**ADJOURNMENT:** Mrs. Pilshaw made a motion to adjourn the meeting at 11:22 am. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,

*Della Miller*

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