

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
June 21, 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, Christophe Torres, Chris Van Meter and Kurt Kuhlmann. Absent: Patti Pilshaw.

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 was present representing the Camden County Sheriff's Office. Mr. Jim Holcomb, Village of Four Seasons Trustee was also present.

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

MEMBER QUESTIONS OR COMMENTS: There were no member questions or comments.

APPROVAL OF MINUTES: Mrs. Moe made a motion to approve the April 19, 2021 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS:

Financials: Mrs. Gump presented the May, 2021 financial reports. Mrs. Gump reported the pay statistics are 3% ahead of this time last year. The year to date reports is all on track as it should be.

Sheriff: The Camden County Sheriff's Office report was submitted in writing. Lt. Jim Elkin was available for questions and to answer concerns. Lt. Elkin reported that May's statistical numbers show deputies responded to 35% more calls than in April. The majority of the other categories reported were similar to April. Comparing May 2020 to May 2021, the calls for service were down 14%. During the month of May, Deputies responded to five (5) emotionally disturbed person(s) calls (2 in the POA), six (6) domestic disturbance calls (2 in POA), two (2) overdoses, eight missing persons (2 in POA other 6 were from CALO), and a suicide. There were 15 persons arrested for driving while intoxicated (9 in POA).

A vehicle counter was used during Memorial Day weekend. It started counting at 0800 hours and it quit counting just before 2100 hours on Saturday May 29th, due to the memory being full, it quit counting at 16,255 vehicles.

Village of Four Seasons: Mr. Jim Holcomb reported the Trustees are currently considering a revision to the animal ordinance.

Management:

Mrs. Miller provided reports for the Board to review prior to the meeting. Mrs. Miller reported the 50th Anniversary Block Party was a success. It has come to management's attention that VR Holdings, LLC aka: True North Land, out of Longmont, CO, has been soliciting the purchase of undeveloped lots. It is unknown why they are trying to acquire so many lots. At this time, we have not seen any deeds come through for properties they have been successful in purchasing. Complaints of dock companies using the boat launches continue. The Hopi boat launch is the location many dock companies are currently trying to use. Signage has been erected advising owners and dock companies that all POA boat launches are for the use of property owners only and for boats only. Owners Services continues to monitor the launches and work with owners when violations are noted. The barricades on both ends of Good Oak Lake were vandalized over the Memorial Day weekend. Repairs have been made.

UNFINISHED BUSINESS:

Project List - The updated Project List status report was submitted for review.

Regency Cove entrance sign - Management is currently obtaining bids and developing the design and location, to replace the entrance sign. This will be ready to review at the July Board meeting.

NEW BUSINESS:

Porto Cima Roads - A bid, in the amount of \$22,560, was submitted by Mainstreet to repair approximately 282 square yards of failed asphalt on Bello Point Drive, Bello Point Lane, and Via Del Lago Drive. Management is still trying to obtain bids to repair the concrete seams where the slabs meet along the road going downhill on Porto Cima Drive in Villa La Cresta. The Board asked Management to facilitate a meeting with the Board Members and Camden County Commissioners to discuss the future of Porto Cima roads. Discussion ensued.

Ms. Moe made a motion to approve up to \$22,560 for road repairs as outlined in the Mainstreet bid to make necessary repairs to Bello Point Drive, Bello Point Lane, and Via Del Lago. Mr. Torres seconded the motion. The motion carried.

Boat Launch Gate Request – An Owner who resides on Country Club Drive, across from the Hopi Court boat launch, submitted a request on behalf of other owners for the Board to consider erecting a gate system like the one at the trailer storage, to prevent dock companies from using the launch for dock and lift deliveries. Discussion ensued. It was the consensus of the members to obtain bids for gates at the boat launches for 2022 budget consideration.

Pickleball Court Request – Mr. Maier proposed the Board consider re-lining the tennis court to allow four (4) Pickleball courts. Portable nets would need to be added. Mr. Maier further recommended establishing a daily schedule for Open Play for Men, Women and Open Play at Beginner and Intermediate and Above Levels. Discussion ensued. It was the consensus of the members to temporarily line the court with tape for a trial period and discuss the logistics and net purchase at an upcoming Board Work Session.

COMMUNICATIONS: No report was submitted.


ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 9:56 a.m. to go into Executive Session. Mr. Kuhlmann seconded the motion. The motion carried.

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

REQUEST TO PURCHASE COMMON AREA/ACCESS ROAD ADJACENT TO LOT 332 PP2
– Mr. Van Meter made a motion to disapprove the request to sell the lakefront common area adjacent to lot 332 PP2. The POA will continue to honor the 1988 approval for the driveway to remain on the 18' access road/common area. Mr. Kuhlmann seconded the motion. The motion carried.

ADJOURNMENT: Mr. Van Meter made a motion to adjourn the meeting at 11:21 am. Ms. Moe seconded the motion. The motion carried.

Respectfully Submitted,



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