

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
August 16, 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 9:04 am. Board members present were: Mary Bustin, Maggie Moe, Christophe Torres, Chris Van Meter and Patti Pilshaw. Kurt Kuhlmann was present via Zoom.

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 Sgt Abe Schilling was present representing the Camden County Sheriff's Office. Mr. Randy Engel, Village of Four Seasons Trustee was also present.

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

**APPROVAL OF MINUTES:** Mrs. Pilshaw made a motion to approve the June 21, 2021 minutes as submitted. Mr. Torres seconded the motion. The motion carried.

**REPORTS:**

**Financials:** Mrs. Gump presented the July, 2021 financial reports. Mrs. Gump reported the payment statistics are 2.33% ahead of this time last year. The year-to-date reports are all on track. Evers and Company should have the draft 2020 audit completed soon. Mrs. Miller asked about deleting old Fitness Center and Boat Storage accounts with old transactions. Caliber charges \$0.17 per account. It was the consensus of the Board to delete inactive accounts that are 2019 and older. All transaction histories should be saved to the property owner file in Caliber.

**Sheriff:** The Camden County Sheriff's Office report was submitted in writing. Sgt. Abe Schilling was available for questions and to answer concerns. Sgt. Schilling reported that July was busier than June. The deputies in the zone responded to seven (7) domestic disputes (1 in POA), seven (7) emotionally disturbed persons (4 in POA), one (1) burglary (1 in POA), four (4) drug arrests (4 in POA), four (4) missing persons and arrested 11 people for driving while intoxicated (3 in POA).

**Village of Four Seasons:** Mr. Engel reported the Village of Four Seasons will be hosting a two (2) day, accelerated, Camden County Emergency Response Training (CERT) program on August 24 & 25 from 8:00 a.m. to 8:00 p.m. Anyone interested in attending the class can still sign up.

**Management:** Mrs. Miller provided reports for the Board to review prior to the meeting. Mrs. Miller reported the Regency Cove pool is losing approximately two to three hundred gallons of water a day, requiring it to be refilled every two to three days. The sand filtration system is in need of having the sand media replaced which is causing the pool to be cloudy. The maintenance has become labor intensive to keep the chemical balance. Discussion ensued. It was the consensus of the board to close the pool since it is scheduled to close in three (3) weeks anyway. Mr. Mitchell reported the Grand Pool deck structure is in dire need of replacement. Discussion ensued regarding recommended deck replacement materials. Management will obtain decking quotations and bids.

Mr. Mitchell reported Bittersweet pool closes on September 7<sup>th</sup> and requested consideration not be given to keeping it open longer than that due to items maintenance needs to work on during optimal weather conditions. Swim and Tennis pool is scheduled to close on September 20, at which time maintenance will need to take care of a few maintenance issues.

**UNFINISHED BUSINESS:**

**Regency Cove entrance sign** – Kevin Luttrell, with Horseshoe Bend Special Road District (HBSRD), plans to begin the reconfiguration of the entrance to Regency Cove around the third week of September. The first phase will involve removal of the center island monument. At that time, maintenance plans to remove the Regency Cove entrance sign from the stone monument and place it on a temporary, lighted, structure until HBSRD finishes the reconfiguration of the entrance, probably in the spring of 2022. When the road reconfiguration is complete, the POA will be able to install a new permanent entrance monument, styled similarly to the Country Club Cove entrance monument, located across from the entrance to the Lodge of Four Seasons.

**NEW BUSINESS:**

**Sale of two POA owned vehicles** – Reed's Automotive, in Eldon, MO is currently offering \$200 per ton for the vehicles, as long as they are complete and in-tact. Each vehicle has a curb weight of approximately 4,520 Lb's, for a net price of about \$904. Tim Truitt, with Roadrunners, is offering \$1,000 for the Chevy Colorado, which will need a new engine and transmission. MAM will match that price for the GMC Canyon, which would need a new rear end, rear axles, drive shaft, transmission and rear main seal. Mrs. Moe made a motion to sell the Chevy Colorado for \$1,000 to Roadrunners and sell the GMC Canyon to MAM for \$1,000. Mr. Van Meter seconded the motion. The motion carried.

**COMMUNICATIONS:** No report was submitted.

**ADJOURNMENT:** Ms. Moe made a motion to adjourn the meeting at 9:49 a.m. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,



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