

**FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL PROPERTY OWNERS MEETING**

**Minutes
October 17, 2020
10:00 a.m.**

- I. **CALL TO ORDER:** Association President Mary Bustin called the meeting to order at 10:02 a.m. via virtual Zoom and streaming on FaceBook Live.
- II. **PLEDGE OF ALLEGIANCE:** All members participated in a unified Pledge of Allegiance, led by Patti Pilshaw.
- III. **APPROVAL OF MINUTES:** Ms. Bustin asked for approval of the October 19, 2019 Four Seasons Lakesites Annual Property Owners Meeting minutes. Ms. Pilshaw made a motion to approve the October 19, 2019 minutes. Ms. Moe seconded the motion. The motion was passed by the membership.
- IV. **INTRODUCTIONS:** Ms. Bustin introduced the Board of Directors and the representatives of Missouri Association Management that were present. She went on to announce others that were attending via Zoom such as members of Wilson Toellner CPA, several Committees members, Village of Four Seasons Trustees, Horseshoe Bend Special Road District, Camden County Commissioners and the Camden County Sheriff's Office.
- V. **AUDIT REVIEW:** The 2019 Audit was conducted by Evers and Company CPA's L.L.C. Alaina Gump, from Wilson Toellner CPA, presented the audit report, noting the auditing firm provided a clean opinion and the total equity is in good health. Ms. Gump reported the collection policy has been effective. Overall, the 2019 audit was similar to the 2018 audit.
- VI. **2021 BUDGET PRESENTATION:** Ms. Moe presented the 2021 Budget. There will be no increase to assessments in 2021. She explained the Board of Directors reviews each line item expenditure to ensure that your assessment monies are spent in the most efficient and cost-effective manner. Assessments for 2021 will be mailed at the end of October 2020 with a due date of January 1, 2021. Ms. Moe also announced the budgeted amount in general reserves increased in the 2021 budget.
- VII. **STATE OF THE ASSOCIATION:** Ms. Bustin informed the membership the state of the Association is continuing to show significant improvement in collections.

In May, a new key card system was installed at all the amenities to replace the previous aging system. New key cards will replace previous cards. For a nominal fee, there is also an option for a smartphone application to be used for opening the doors at facilities throughout the POA.

The Campground play area has been updated with new mulch and swings as well as ongoing improvements throughout the facility. The campground has had a very successful year, having been at capacity every weekend since opening in April through mid-September.

Swim and Tennis Facility has seen the most improvement of all the amenities in 2020 with a complete replacement of the upper tennis/pickle-ball court, new drinking/water bottle fountain and new pool furniture along with sail cloths for the pergolas to add shade. Another big change to the Swim and Tennis Facility is the installation of perimeter fencing around the facilities to help reduce unauthorized guests and vandalism.

Installation of new streetlights has been completed in the Porto Cima area. Street signs have been installed on the light posts for better visibility and to reduce the number of sign posts in the area.

Fortunately, we have been able to keep the Fitness Center open through most of the pandemic by rearranging some of the cardio equipment and cancelling group exercise. New this year to the Fitness Center are two X-Bikes and two Spin Bikes. The Fitness Center membership continues to grow each year.

Good Oak Lake has had a leak in the dam for many years. Management has monitored the leak over the years to pass the DNR permitting process. This year, however, DNR will require the dam be repaired, correcting the major issues before there is a complete failure of the dam.

Although the planning of the proposed Aquatic Center has been slowed due to the pandemic, the Board has moved forward based on the results of the townhall meetings and survey. They have been working with an engineering firm to reconfigure the facility from the original concept, which brought the estimated cost from over \$4 million to just over \$2 million. Once the new blueprints are approved, the Board will request bids for construction and make the decision about whether or not to move forward with the actual development of an Aquatic Center in the POA.

The POA will, once again, join with the Village of Four Seasons, Horseshoe Bend Special Road District, Missouri Department of Conservation and Hope House to enlist the service of USDA sharp shooters in order to decrease some of the deer herd on Horseshoe Bend. The program continues to prove to be effective in the control of the population of deer on Horseshoe Bend.

VIII. REPORTS

A. COMMUNICATIONS: Ms. Pilshaw reported that communication needs to be a two-way process and that we offer multiple methods for members to reach out, including, newsletter, website, e-mail blast, Facebook pages – Four Seasons POA, Four Seasons Fitness Center, and Four Seasons POA Garage Sales and the digital sign in front of the Community Center. There are 6 issues of the newsletter published annually to offer more timely communication. All

newsletters are posted to the website, as well as, all Board meeting minutes, governing documents, and policies and procedures. Horseshoe Bend Special Road District, Lake Ozark Fire Protection District and the Camden County Public Water and Sewer District offer "Text Alerts" that owners may sign up for to receive updates and alerts.

B. ARCHITECTURAL CONTROL: Mr. Passage, ACC Vice Chairman, presented the reports of the ACC thus far for 2020. The committee predicts, even with the state of the world with the election and pandemic, the approved projects should meet or exceed those of 2019.

C. SOCIAL EVENTS: Ms. Moe, Board Representative to the Social Committee, reviewed the activities that have taken place so far in 2020 which were very limited due to the pandemic. Plans for Christmas parties are in the works and are hopeful to be held although they may require a different approach in order to celebrate this year.

IX. BOARD APPOINTED DIRECTOR CANDIDATES: Ms. Bustin announced the Board Appointed Candidates: Christophe Torres, Derrick Standley and Anthony Borgia. Ms. Bustin thanked each candidate for their interest in the position. After consideration of these three impressive applicants, the Board has reappointed Christophe Torres to a four-year term as the appointed Board Member from Horseshoe Bend.

X. QUESTIONS AND ANSWER:
A few questions were submitted via the chat room and these were addressed by Ms. Bustin during this portion of the meeting. Ms. Bustin also responded to questions that were submitted to the Board in writing prior to the meeting. Several comments were made expressing appreciation of the hard work and efforts of the Board and Management.

XI. ADJOURN: Having completed all business before the membership and with no further questions, Ms. Bustin adjourned the meeting at 10:54 a.m.

Respectfully Submitted

Della Miller, Recording Secretary

NOTE: Minutes were approved at the Annual Meeting held on October 16, 2021