

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
September 20, 2021**

CALL TO ORDER: Vice President Patti Pilshaw called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:03 am. Board members present were: Patti Pilshaw, Maggie Moe, Christophe Torres, and Kurt Kuhlman. Absent: Mary Bustin and Chris Van Meter

Representatives present from Missouri Association Management, LLC (MAM) were; Russ Mitchell and Della Miller. Alaina Gump and Ashley Baumstark were present representing Wilson Toellner, CPA and Deputy Laura Rounds was present representing the Camden County Sheriff's Office. Mr. Randy Engel, Village of Four Seasons Trustee was also present.

Owners present were: Karen Schenk (1269 KP5) and Ranita Jones (634 PP5)

MEMBER QUESTIONS OR COMMENTS: Mrs. Schenk asked for an update on the Aquatic Center and Good Oak Lake. Mrs. Schenk stated, in her opinion, the newsletter needs to provide more "news" of what's happening and not so much the routine information. Mrs. Pilshaw explained that the Board decided to reduce the number of newsletter publications and provide "news" by means of electronic communication such as Facebook, website and e-mail notifications. Mr. Mitchell updated members on the Good Oak Lake concern by explaining the Board obtained the services of a structural engineering firm and received a report. The report proposed three (3) repair options, which were all very expensive. It was decided to continue to maintain the lake as best we can for now. DNR has been back out to look at the dam and understands the proactive maintenance we have been doing. Mrs. Schenk stated she is concerned about the depth of the lake. Mr. Mitchell explained the lake is low due to the dry season. The interior lakes are solely dependent on storm water. Mrs. Pilshaw provided the update on the Aquatic Center – The Project Manager is obtaining bids from contractors. The Board's goal was not to raise assessments in 2022 for the purpose of the Aquatic Center. We believe the cost has been reduced enough to achieve that goal. The bank loan is secured and we are very close. Although, we don't have a groundbreaking date, we should be able to provide some definitive information at the Annual Owners meeting.

APPROVAL OF MINUTES: Mrs. Moe made a motion to approve the August 16, 2021 and August 25, 2021 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS:

Financials: Mrs. Gump presented the August financial reports. Mrs. Gump reported the collection rate is doing great, 1.7% over this time last year. The campground is ahead of budget for income. Overall, the financials look good.

Sheriff: The Camden County Sheriff's Office report was submitted in writing. Deputy Rounds was available to answer questions and to address concerns. Deputy Rounds reported August was similar to July statistically. Calls were down slightly but the same number of reports were pulled. Traffic stops were down but the tickets issued were up.

Village of Four Seasons: Mr. Engel reported the Village of Four Seasons is doing well. Earlier in the year the park playground was vandalized and it will be replaced. Mr. Engel reported grant projects will be crack filling and sealing the walk path and replacing the emergency storm sirens in the near future.

Management:

Mrs. Miller provided written reports for the Board to review prior to the meeting. Recently there was a gas line leak in Porto Cima that was due to a lightening strike at the base of a tree, that blew out part of the Summit gas line leading to the swimming pool. The incident interfered with the COMO Connect fiber optics, therefore our Brivo system at the pool is not working properly. Owners are able to gain access, but management is unable to communicate in terms of adding new owners/users. The \$14,000 water invoice concern at Swim and Tennis was resolved, this was due to an error in the water districts billing system, not a water leak. Mr. Mitchell reported that DNR recently inspected Tree Line Lake and it was given a good report.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

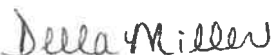
ARCHETRUAL CONTROL COMMITTEE (ACC) MEMBER APPOINTMENT: The ACC has interviewed Mr. Greg Polowy and has made a request of the POA Board to appoint Mr. Polowy as an ACC member. Ms. Moe made a motion to appoint Mr. Greg Polowy to the ACC. Mr. Kuhlmann seconded the motion. The motion carried.

PROPOSED 2022 BUDGET: Mrs. Pilshaw reported the Board, Wilson Toellner, CPA, and Missouri Association Management built a 2022 proposed budget. Prices have increased in all our areas of living, the same is true for the operation of the POA. The 2022 proposed budget reflects an increase of \$20 per year for improved lots and \$10 per year for unimproved lots and associate members. Ms. Moe made a motion to approve the proposed 2022 budget. Mr. Torres seconded the motion. The motion carried.

COMMUNICATIONS: Mrs. Pilshaw stated the communication comments made earlier in the meeting were noted.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 9:35 a.m. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,



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