

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
November 15, 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 9:00 am. Board members present were: Mary Bustin, Patti Pilshaw, Maggie Moe, and Christophe Torres. Absent: Kurt Kuhlman.

Representative present from Missouri Association Management, LLC (MAM): Della Miller. Alaina Gump and Ashley Baumstark were present representing Wilson Toellner, CPA and Deputy Laura Shivers 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)

OATH – NEW BOARD MEMBER:

Heather Dawson was elected at the October 16, 2021 – Annual Owners Meeting. Mrs. Dawson was present and recited the Oath. Mrs. Dawson was then was seated on the Board.

MEMBER QUESTIONS OR COMMENTS: Mrs. Schenk informed the Board of some concerns she had: 1) People borrowing other owners cards to use amenities, 2) there should be a limit on the number of guests an owner brings to the amenities, especially since there will only be 2 pools on Horseshoe Bend open for the 2022 season, 3) Social events should be an interaction between Owners, if owners choose to bring guests, they should pay more, 4) Regularly Scheduled Groups shouldn't be open to non-owners, or put a restriction of one guest. The current rule is there needing to be more Four Seasons owners than guests, but this rule should be tightened, in her opinion, in that the number of guests should be further limited. Discussion followed.

APPROVAL OF MINUTES: Ms. Moe made a motion to approve the September 20, 2021 minutes as submitted. Mrs. Pilshaw seconded the motion. The motion carried.

REPORTS:

Financials: Mrs. Gump presented the October financial reports. Mrs. Gump reported the collection rate continues to do good, 0.56% over this time last year. The campground is ahead of budget for income, with the budgeted income of \$7,500 and ended with \$23,405. Overall, Mrs. Gump reported the financials look good.

Sheriff: The Camden County Sheriff's Office report was submitted in writing. Deputy Shivers was available to answer questions and to address concerns. Deputy Shivers reported activity continued the trend of slowing down for the season. Activity in this zone resulted in ten (10) arrests.

Village of Four Seasons: Mr. Engel reported the Village of Four Seasons is doing well. They just received the first American Recovery Funds from the Government in the amount of \$232,000. Missouri Municipal League will assist in determining what is qualified. The funds can assist the Fire District, Sheriff's Office, as well as Water and Sewer. The Village of Four Seasons will continue to work with USDA in the Deer Harvest. The next Village of Four Seasons meeting will be held on December 8th.

Management:

Mrs. Miller provided written reports for the Board to review prior to the meeting. Management has been winterizing all the amenities, doing leaf removal, preparing for the December social events, and decorating for the holidays. There were no questions or concerns.

UNFINISHED BUSINESS:

Mrs. Bustin reported the Board is still working with the Aquatic Center architect and general contractor to make the necessary adjustments to get the project within the targeted budget.

ELECTION OF OFFICERS:

Mrs. Pilshaw made a motion to nominate Mary Bustin as President. Mr. Torres seconded the motion. Mrs. Bustin accepted the nomination. The motion carried.

Mrs. Pilshaw made a motion to nominate Kurt Kuhlman as Vice President. Ms. Moe seconded the motion. The motion carried.

Mrs. Bustin made a motion to nominate Christophe Torres as Secretary. Mrs. Pilshaw seconded the motion. Mr. Torres accepted the nomination. The motion carried.

Mrs. Bustin made a motion to nominate Patti Pilshaw and Maggie Moe as Co-Treasurers. Mr. Torres seconded the motion. Mrs. Pilshaw and Ms. Moe accepted the nomination. The motion carried.

BOARD MEMBR LIAISON APPOINTMENTS:

Board members agreed to serve as liaisons per the following appointments:

ACC – Patti Pilshaw

Social – Maggie Moe and Heather Dawson

Communications: Patti Pilshaw and Heather Dawson

*Mrs. Schenk recommended Jenny Baldrige to serve on the Social Committee.

COMMITTEE MEMBER APPOINTMENTS:

Ms. Moe made a motion to approve the 2022 appointments as noted on the attached list, of the ACC and Social Committee members. Mrs. Pilshaw seconded the motion. The motion carried.

RESOLUTION – 2022 ASSESSMENTS:

Mrs. Pilshaw made a motion to approve Resolution 21.3 establishing the 2022 Assessment rate and notice of Delinquent Assessment consequences. Mr. Torres seconded the motion. The motion carried.

SALE OF COMMON AREA:

The owner of 970 CC5 made a request to purchase the common area adjacent to his lot. Management surveyed neighboring lot owners and received one response and that response was in favor. Discussion ensued. Mrs. Moe made a motion to disapprove the request. Mrs. Bustin seconded the motion. The motion failed. This item was tabled.

REGULARLY SCHEDULED GROUP – REQUEST:

A request has been made to host a regularly scheduled Ladies Canasta group on Wednesdays, from 10:30 a.m. to 3:30 p.m. The group will be open to all members in good standing. Mrs. Pilshaw made a motion to approve the request as submitted. Ms. Moe seconded the motion. The motion carried.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 9:57 a.m. and go into Executive Session. Mrs. Pilshaw seconded the motion. The motion carried.

The meeting was reconvened at 10:21 a.m.

OWNER REIMBURSEMENT REQUEST: An owner requested reimbursement for the cost associated with replacing an electrical inverter on his motor coach. It was the consensus of the members that the POA was not at fault. Mrs. Pilshaw made a motion to disapprove the request. Ms. Moe seconded the motion. The motion carried.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 10:22 a.m. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,

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