

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
March 28, 2022**

**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 9:02 a.m. Board members present were: Mary Bustin, Maggie Moe, Christophe Torres, Heather Dawson and Patti Pilshaw. Absent: Kurt Kuhlmann.

Representatives present from Missouri Association Management, LLC (MAM): Della Miller and Russ Mitchell. Representing Wilson Toellner, CPA: Lindsay Kelly, Kim Austin, and Alaina Gump. Village of Four Seasons Representative: Mr. Randy Engel. Representing Camden County Sheriff's Office: Sgt. Abe Schilling.

**MEMBER QUESTIONS OR COMMENTS:** None.

**APPROVAL OF MINUTES:** Ms. Moe made a motion to approve the February 21, 2022 minutes as submitted. Mrs. Pilshaw seconded the motion. The motion carried.

## **REPORTS**

**Financials:** Mrs. Kelly presented the period ending February 28, 2022 financial report. The percentage of collected assessments as of the end of February, 2022 was 82%, up 1.5% from the prior year. Mrs. Kelly reported the Union Bank accounts have been closed. Mrs. Pilshaw requested reports for other categories that are intended to be self-funded, such as Campground and Storage, to be reported like the Fitness Center. Mrs. Gump agreed to provide that information on future reports.

**Sheriff:** Sgt. Abe Schilling reported the February statistics were down in most categories compared to February 2021. The areas that were up from 2021 were the number of reports that generated arrests and animal complaints. A detailed written report and statistical overview was provided.

**Village of Four Seasons:** Mr. Engel reported the Village of Four Seasons is doing well. The Village is still trying to determine the regulations on how they can use the American Rescue Plan Act (ARPA) COVID relief funds. Due to increased cost of materials and labor, the park bathroom remodel project has been put on hold. A porta potty has been temporarily installed. New mulch has been installed around the park. The USDA Deer Harvest concluded with the removal of 111 deer. 1,475 pounds of venison was processed and donated to Hope House, for which they were very grateful. On March 31<sup>st</sup> at 5:30 p.m., the Village of Four Seasons will host a Public Hearing and Q&A regarding "Local Use Tax" for internet sales. Mrs. Bustin asked if the Village of Four Seasons would consider adding a hyperlink to their website that will go to the POA website. Mr. Engle agreed to convey the request.

**Management:** Mrs. Miller provided written reports for the Board to review prior to the meeting. Mrs. Miller reported that MAM filed 59 liens on March 25<sup>th</sup>. Last year temporary tape lines for pickleball was applied on the tennis court at Swim and Tennis. Mrs. Miller asked the Board if they would like management to reapply tape this year or to apply paint. It was the consensus of the Board to apply paint since its usage proves the need.

Mr. Mitchell reported that Camden County Road and Bridge has added “No Parking” signs below the speed limit signs on Grand Point Blvd. Owners Services has been getting calls about who will be enforcing this. Discussion followed. Sgt. Schilling stated CCSD will enforce per the County Ordinance.

#### **UNFINISHED BUSINESS:**

**Overflow Parking/Trailer Storage** – Management is still trying to obtaining bids for a gate to secure the storage facility access road in Porto Cima to provide overflow parking. It is anticipated 100 spaces can be made available.

**Dam – Update** – Tabled for further research.

#### **NEW BUSINESS**

**Fifth Amended and Restated Declaration of Restrictive Covenants – Adoption Date:** The amendments to the Declaration of Restrictive Covenants are ready to be signed by the Developer. Mrs. Pilshaw made a motion to adopt the Fifth Amended and Restated Declaration of Restrictive Covenants on July 1, 2022. Ms. Moe seconded the motion. The motion carried.

**Replats and Replat Fees** – It was the consensus of the Board to stop accepting replat applications on June 1, 2022. After the revised Declaration is recorded, open the replat applications on July 1<sup>st</sup>, subject to new assessment rates, as will be determined by the Board. Mrs. Moe made a motion to charge a \$300 replat administrative fee. Mrs. Pilshaw seconded the motion. The motion carried.

**Builders Guideline Revision – Swimming Pools** – It was the consensus of the Board to approve an addition to the Builders Guideline as it relates to the construction of swimming pools to read: “A wastewater waiver must accompany any swimming pool request on a property with an existing on-site treatment system”.

**ADJOURNMENT:** Ms. Moe made a motion to adjourn the meeting at 9:42 a.m. Mrs. Pilshaw seconded the motion. The motion carried.

Respectfully Submitted,

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

