

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
April 18, 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 9:03 a.m. Board members present were: Mary Bustin, Maggie Moe, Christophe Torres, and Patti Pilshaw. Absent: Kurt Kuhlmann and Heather Dawson.

Representatives present from Missouri Association Management, LLC (MAM): Della Miller and Russ Mitchell. Representing Wilson Toellner, CPA: Alaina Gump (via telephone). Representing Camden County Sheriff's Office: Lt. Jimmy Elkin and Sgt. Abe Schilling. Ms. Ranita Jones, Lot 634 PP5 was also in attendance.

**MEMBER QUESTIONS OR COMMENTS:** None.

**APPROVAL OF MINUTES:** Ms. Moe made a motion to approve the March 28, 2022 minutes as submitted. Mrs. Pilshaw seconded the motion. The motion carried.

## **REPORTS**

**Financials:** Mrs. Gump presented the period ending March 31, 2022 financial report and reported we are still seeing increased percentage of collected assessments this year compared to last year. Mrs. Gump also reported on the actual net income of the self-sustaining cost centers; Fitness Center, Boat Storage and Campground. Discussion followed regarding funding of upcoming projects.

**Sheriff:** Sgt. Abe Schilling reported the March statistics were slightly busier than February. In the POA, deputies responded to 3 domestic disturbances and 3 motor vehicle crashes. A detailed written report and statistical overview was provided.

**Village of Four Seasons:** No Report Submitted.

### **Management:**

The Management Report was submitted in writing. Mrs. Miller reported they are working with an owner to have non-compliant poultry (chickens, hens, geese, guinea's, and roosters) removed from their property. They were given a verbal warning, written warning, and are due to be fined.

The Project List was submitted and reviewed.

Ms. Moe made a motion to approve the following projects:

Bittersweet Pool Pump Room Updates (new door and ventilation)	\$2,500
Bittersweet Pool Landscape	\$1,800
Bittersweet Pool Emergency Access Paving	\$6,350

Mrs. Pilshaw seconded the motion. The motion carried.

Mrs. Pilshaw made a motion to approve 2 arbor/gazebos for the Bittersweet swimming pool area and 2 arbor/gazebos for the Grand Point swimming pool area. Ms. Moe seconded the motion. The motion carried.

Mrs. Miller reported the Association has earned \$1,500 in cash by using the Central Bank rewards point credit card.

## **UNFINISHED BUSINESS:**

**Overflow Parking/Trailer Storage** – Bids were submitted for a gate to secure the storage facility access road in Porto Cima to provide overflow parking and for the necessary gravel for the project. Discussion followed regarding the net income for Boat Storage, in the amount of \$26,171.83. Mrs. Moe made a motion to approve the storage enhancements consisting of a gate in the amount of \$12,179 and the gravel in the amount of \$15,000. Mrs. Pilshaw seconded the motion. The motion carried.

**Dam – Update** – Mr. Mitchell reported that he spoke to Matt Frerking, Ameren Dam Engineer, who is also a property owner and is willing to work with the POA on recommendations for necessary repairs to the Good Oak Lake dam.

## **NEW BUSINESS**

**Bricks for Aquatic Center:** Samples were submitted from “Bricks R US” and “That’s My Brick”. Mrs. Bustin requested Mrs. Pilshaw and Mrs. Dawson recommend options and choices for owners to choose from in terms of colors, style, how many needed, size, etc.

**Pickleball Court – Porto Cima:** Mr. Mitchell reported that he felt 2 pickleball courts could be built on lot 306 GP2, however, due to the terrain of the lot, the courts would need to be built close the parking lot side. Discussion followed. Mr. Mitchell will talk to the excavation contractor and draw up a plan and discuss with the interested parties in Porto Cima. Discussion followed regarding fencing and access lock system. Management will prepare a design plan for review.

**Vehicle:** Mrs. Miller submitted 3 bids for a new vehicle for the Environmental Department that is in dire need of replacement. Discussion followed. Ms. Moe made a motion to approve the bid from Joe Machens in the amount of \$27,240 and try to trade in the current vehicle and the Canyon truck that was replaced last year. Mr. Torres seconded the motion. The motion carried.

**ADJOURNMENT:** Ms. Moe made a motion to adjourn the meeting at 10:19 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