

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

**October 16, 2021
10:00 a.m.**

CALL TO ORDER: The Association President, Mary Bustin, called the meeting to order at 10:02 a.m. at the Four Seasons Lakesites Property Owners Association, Inc. Community Center, located at 36 Vintage Landing Drive, Lake Ozark, MO. 65049.

PLEDGE OF ALLEGIANCE: All members participated in a unified Pledge of Allegiance, led by Mary Bustin.

APPROVAL OF MINUTES: Mrs. Bustin asked for approval of the October 17, 2020 Four Seasons Lakesites Annual Property Owners Meeting minutes. Karen Schenk made a motion to approve the 2020 Annual Meeting minutes as submitted. Tim Green seconded the motion. The motion was passed by the membership.

INTRODUCTIONS: Mrs. Bustin introduced the Board of Directors and the representatives of Missouri Association Management (MAM), 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.

AUDIT REVIEW: The 2020 Audit was conducted by Evers and Company CPA's L.L.C. Mrs. 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 especially with the environment we have operated in. Mrs. Gump reported the collection policy has been effective.

2022 BUDGET PRESENTATION: Ms. Maggie Moe presented the 2022 Budget. Ms. Moe reported that due to the inflation everyone is experiencing, there is an overall 4.4% increase, which will result in \$20 per year increase for improved lots and \$10 per year for unimproved lots. 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 2022 will be mailed at the end of October 2021 with a due date of January 1, 2022.

STATE OF THE ASSOCIATION: Mrs. Bustin informed the membership the state of the Association is continuing to show significant improvement in collections.

Mr. Russ Mitchell, Missouri Association Management, presented project improvements. Items noted were:

Swim and Tennis:

- Completed the Tennis Court Replacement
- Installed rubberized mulch on the playground
- Pavilion refurbishment and painting
- Installed a new card reader on the tennis court

- Replaced flooring in the bathrooms
- Purchased a new solar cover for the swimming pool
- Added urns and vases
- Updated all pool safety equipment

Grand Point Pool

- Pavilion Refurbishment and painting
- Updated all pool safety equipment
- Replaced flooring in the bathrooms
- Purchased a new solar cover for the swimming pool
- Replace the multi-port valve on the pool

Bittersweet Pool

- Re-located emergency vehicle access gate
- Crack-filled and painted the pool deck
- Replace the pool furniture

Storage Facilities

- Installed new safety lighting at Country Club facility
- Installed convenience electrical outlets at Country Club facility
- Re-graded and freshened up the road to the Porto Cima facility

Community Center

- New vases and urns

Fitness Center

- Replace 2 treadmills
- Added 2 ellipticals
- Added a weight bench

Community Wide

- Replaced approximately 282 square yards of asphalt in the Bello Point neighborhood
- Continued participation in the USFDA Deer Hunt Program
- Working with HSBSRD to re-configure the entrance to the Regency Cove neighborhood
- Replacing the entrance sign at Regency Cove. The entrance to Regency Cove will be reconfigured by Horseshoe Bend Special Road District as a safety measure to provide a better line of sight as well as provide additional access for larger road maintenance vehicles and equipment. The new sign will be the same style and size as the entrance sign to Country Club Cove across from the Community Center.

Board Decisions

- Due to commercial use of boat launches and the fact the boat launches were not built for commercial use, the Board of Directors adopted a new policy regarding the use of boat launches to be limited to “boats only” – strictly prohibiting commercial use.
- The Board of Directors are currently reviewing the Fourth Amended and Restated Declaration of Restrictive Covenant Covenants to incorporate Resolutions that have

been made since the Fourth was adopted. Mrs. Bustin reported a couple of significant proposed changes are 1) the option to add a 7th board member for a 2 year appointment and 2) proposing a specific fee for replat lots. The new fee structure for replats would only apply to future replats (after the revised Declaration is approved).

- Purchase of two new POA vehicles to replace aging vehicles
- Appointed a new member to the Architectural Control Committee

AQUATIC CENTER UPDATE: Mrs. Bustin reported that after 6 years of planning, the Board approved the Aquatic Center. However, the Board is working to keep the project within a budget so that assessments would not have to be increased for the construction of the facility. Due to inflation and limitations on supplies, bids have changed and have only been good for a period of time. The current plan is to build in two phases: 1) indoor pool, splash pad and hot tub. 2) add an outdoor pool. Mrs. Bustin thanked Mr. Kurt Kuhlmann for his many hours of time and effort on this project. Kurt has the expertise to work with the architects and contractors. The hope is to start the project in the Spring of 2022. Mrs. Bustin noted this project has taken a lot of time but, in her opinion, it's going to be something we will be very proud of.

Mrs. Bustin further reported that due to the extensive repairs needed to Regency Cove pool, the pool was shut down toward the end of this pool season. The pool is overdue for replacement and it has been determined by engineers that it's not cost effective to replace a pool in that location. The cost to replace the pool there would be in the neighborhood of \$400,000 and the Board decided that money would be better spent building a pool in a better location, that would allow building a pool of adequate size better suited for the community. The Regency Cove pool will be repurposed to offer an amenity that has not been determined at this time. Pickleball has been recommended. Suggestions are welcomed and should be made to the management office.

COMMUNICATIONS: Mrs. Pilshaw reported that communication needs to be a two-way process and that the association offers multiple methods for members to reach out, including, newsletter, website, e-mail blasts, Facebook pages – Four Seasons POA, Four Seasons Fitness Center, and Four Seasons POA Garage Sales, as well as the digital sign in front of the Community Center. Mrs. Pilshaw highly encouraged members to “Opt-In” to the E-Mail Blasts by providing management with your email address. 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.

ARCHITECTURAL CONTROL: Mr. Larry Passage, ACC Co-Chairman, presented the reports of the ACC thus far for 2021. The Committee is seeing more houses being built in the community. Year-To-Date a total of 41 home construction projects have been approved this year. 27 houses was approved in 2020.

SOCIAL EVENTS: Mrs. Bustin reviewed the activities that will be held for the remainder of the year and announced Dana Robinett as the new Activities Director with MAM.

2021 ELECTION RESULTS: Mrs. Pilshaw announced the ballot results. Mary Bustin and Heather Dawson received the highest number of votes. Mrs. Pilshaw thanked Chris Van Meter for this time serving on the Board of Directors.

QUESTIONS AND ANSWER: A few questions were asked by the audience and these were addressed by Mrs. Bustin and Mrs. Miller during this portion of the meeting. Concerns were expressed regarding individuals hunting deer in the Kay's Point 2 area. These concerns are and will continue to be addressed with the proper authorities. There were also questions regarding the repurposing of the Regency Cove Pool area. Mrs. Bustin reminded the audience this is still in consideration and if members have suggestions or comments, please forward those to the management office for review by the Board. Several comments were made expressing appreciation of the hard work and efforts of the Board and Management.

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

Minutes were approved at the October 15, 2022 Annual Owners Meeting