

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

**DRAFT Minutes
October 15, 2022
10:00 a.m.**

CALL TO ORDER: The Association President, Mrs. 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 Mrs. Bustin.

APPROVAL OF MINUTES: Mrs. Bustin asked for approval of the October 16, 2021 Four Seasons Lakesites Property Owners Association, Inc. Annual Meeting minutes. Ms. Elaine Montgomery made a motion to approve the 2021 Annual Meeting minutes as submitted. Mr. Chris Van Meter seconded the motion. The motion was passed by the membership.

INTRODUCTIONS: Mrs. Bustin introduced the Board of Directors, 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.

Mrs. Bustin expressed a special Thank You to Mrs. Patti Pilshaw and Mrs. Heather Dawson.

Mrs. Pilshaw and her husband recently sold their home in Porto Cima. Patti served on the Board of Directors for the past 6 years. She not only served as the appointed Board of Director from Porto Cima, but as Vice President and Co-Treasurer. Her wisdom and insight will be missed.

Mrs. Dawson was elected last year to serve a four-year term. She immediately began making a positive impact. However, due to work and life commitments she resigned her position on the Board.

Mr. James Holder will be appointed to fill Mrs. Pilshaw's unexpired term as the appointed Porto Cima Board Member. The Board of Directors will be interviewing candidates to fill Mrs. Dawson's unexpired term. Anyone interested in seeking a position on the Board of Directors should contact Mrs. Della Miller or Mr. Russ Mitchell at the MAM office.

2023 BUDGET PRESENTATION: Ms. Maggie Moe presented the 2023 Budget. Ms. Moe reported that due to the inflation everyone is experiencing, the overall expenses for 2023 are anticipated increasing 9% and along with the increase in the Reserve amount due (according to our Reserve Schedule of Funding) the overall increase is 12.6%. Ms. Moe explained the importance of an Operating Budget and a Reserve Budget to remain in good financial condition. The 2023 assessment increase is influenced by increases in wages, vendor's rate increases, and the Reserve expenses. The Reserve Budget is money set aside each year to replace certain components at the end of their useful life.

The Reserve Budget is based on a Reserve Study that outlines how much money is in the Reserve Fund versus the estimated remaining useful life of the overall condition in certain elements on the property. Assessments for 2023 will be mailed at the end of October 2022 with a due date of January 1, 2023.

AUDIT REVIEW: The 2021 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.

STATE OF THE ASSOCIATION: Mr. Kurt Kuhlmann reported the Aquatic Center ground breaking was held at the Annual Block Party on June 18th. There has been a delay in starting construction of the Aquatic Center due to a change in the contractor and some subcontractors. Dick Otke Construction Co. will be constructing the Aquatic Center (Mr. Otke constructed the Community Center years ago.) The expected completion of construction is the end of August 2023. Commemorative tiles and bricks will be offered for owners to purchase. The tiles will be displayed on the wall between the front door and the pool area. Owners should see dirt work starting within a couple of weeks. Although there was a change in contactors, the same construction design is being used. The cost of the facility has increased, but it is still within the budget set by the Board. The contract has a fixed cost, not to exceed, and the Association was able to obtain a great interest rate for long term.

Mr. Torres reported other notable accomplishments including:

- Fifth Amended and Restated Declaration of Restrictive Covenants
- Revised Replat Procedures
- Purchase of a new Wastewater Department vehicle
- New Pickleball Courts at the Grand Point Pool Facility
- New Gazebos at the Grand Point Pool
- Newly expanded storage area at the Porto Coma storage facility – 60 additional spaces
- New solar-powered security gate at the Porto Cima storage facility
- Regency Cove entrance sign and irrigation
- Electromechanical gate at the Swim and Tennis court
- Pickleball Court lines on the tennis court at Swim and Tennis
- Bittersweet Pool entrance gate, paving and landscaping
- Streetlights were added at Resplander Street. The installation cost was borne by the Porto Cima Townhome Owners Association and the POA is responsible for the electric service and maintenance.

Mrs. Bustin further reported on the proposed Fifth Amended and Restated Declaration of Restrictive Covenants. The notable changes include the incorporation of Resolutions that have been made since the Fourth was adopted. Other significant proposed changes include 1) the option to add a 7th Board member for a 2-year appointment and, 2) a new process and specific assessment fee for replat lots. The new fee structure for replats would only apply to future replats (following approval of the revised Declaration).

REPORTS

ARCHITECTURAL CONTROL: Mr. Ron Tussey, ACC Chairman, presented the reports of the ACC thus far in 2022. A total of 28 new house permits and 402 improvement project permits have been issued this year. The Committee has worked on a revised “Guidelines for Homebuilders” handbook which will soon be printed. Mr. Tussey reported the Committee has worked diligently to be Homebuilder and Homeowner friendly to promote building within the community.

SOCIAL EVENTS: Mrs. JoAnn Engel, Social Committee Chair, reviewed the activities that will be held for the remainder of this year and next year. Mrs. Engel, as well as other volunteers, work with MAM’s Activity Director, Mrs. Dana Robinett, to plan social events for all age groups. Mrs. Engel reminded everyone the importance of RSVP’s in order to properly plan for all events.

QUESTIONS AND ANSWER:

- Many owners expressed concern of losing the privilege of the yard waste site. Mrs. Bustin and Management explained the challenges the yard waste site has imposed including overuse and

vandalism of the chain to deter access resulting in unauthorized dumping. The land is not owned by the POA and was never an amenity of the Association. The land is owned by the Developer who allowed the POA to use the land for yard waste, not to get excessive. Unfortunately, the waste has been excessive, and clean-up and staffing has been very expensive. The Board decided to discontinue use of the site.

Due to the number of concerns from Owners, the Board has agreed to revisit the situation and possibly develop a plan with strict parameters for 2023. It was suggested to have Owner volunteers man the site during certain times of the week. At this time, the POA does not own property in a different location suitable for yard waste.

Questions were raised about:

- 1) The wait list for boat storage. Currently, the boat storage spaces are at full capacity even with enlarging the Porto Cima storage facility space.
 - 2) Road conditions at Porto Cima as well as damages created to roads and ditches from home construction at Porto Cima. Since the roads in Porto Cima are maintained by the Camden County Road & Bridge Department, the POA has no authority on how they are maintained. However, the POA does collect damage deposits and continues to work with Camden County Road & Bridge on reporting road conditions.
- There were questions regarding the repurposing of the Regency Cove Pool area. Mrs. Bustin reported this topic is still under consideration and if members have suggestions or comments to please forward those to the management office for review by the Board.

Other questions were asked by the attendees and addressed by the Board of Directors and Management. Several members expressed their 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 11:24 a.m.

Respectfully Submitted,

Della Miller, Recording Secretary

Pending approval during the October 2023 Annual Owners' Meeting