

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
September 19, 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 9:00 a.m. Board members present were: Mary Bustin, Christophe Torres, and Maggie Moe. 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, Lindsay Kelly and Kim Austin. Representing the Village of Four Seasons: Randy Engel. Owner Present: Ranita Jones.

Mrs. Bustin announced Patti Pilshaw sold her home in Porto Cima and has resigned from the Board of Directors.

**MEMBER QUESTIONS OR COMMENTS:** Mrs. Jones asked who is sponsoring the garden on Horseshoe Bend Special Road District. Mrs. Miller stated Missouri Association Management, LLC. (MAM) is sponsoring the garden and will be restoring it within a couple of weeks.

**APPROVAL OF MINUTES:** Ms. Moe made a motion to approve the July 18, 2022 minutes as submitted. Mr. Torres seconded the motion. The motion carried.

## **REPORTS**

**Financials:** Mrs. Kelly presented the period ending August 31, 2022 financial report. Mrs. Kelly reported the financials are typical for the month of August and collections have improved.

**Bank Signatories:** Ms. Moe made a motion to add Heather Dawson and remove Patti Pilshaw from the following bank accounts:

1. Operating Checking
2. Operating Money Market
3. Reserve Checking
4. Reserve Money Market
5. Pool Checking

Mr. Torres seconded the motion. The motion carried.

**Sheriff:** Lt. Elkin submitted a written report and August stats.

**Village of Four Seasons:** Mr. Engel reported sales tax income is up 17% from this time last year. The Trustees are considering updating the Sign Ordinance. The liquor application is being reviewed and consideration is being made to revise the application to require the applicant to be a registered voter in the State of Missouri, rather than a registered voter in Camden County. A bid was accepted to spend ARP funds for three (3) cameras for the Sheriff's Department: 2 at the Lodge Stoplight and one (1) portable. A new kitchen is currently being installed and the roof is getting replaced at the Village Hall.

**Management:**

The Management Report was submitted in writing. Mr. Mitchell reported the new Regency Cove sign will be erected after Horseshoe Bend Special Road District completes the paving project on Regency Cove Drive and Royal Court. Mr. Mitchell reported he anticipates the Porto Cima pickleball court will be completed by the second week in October.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**Bid:** Two (2) bids were submitted for plastering Bittersweet pool. Discussion ensued. Ms. Moe made a motion to approve the pool plastering project submitted by Mid America Pool Renovation, Inc. in the amount of \$52,810. Mr. Torres seconded the motion. The motion carried.

**708 CC4 -** The owner made a request to deed the lot to the POA. Ms. Moe made a motion to not accept the deed. Mr. Torres seconded the motion. The motion carried.

**Request to purchase common area-** The owner of Ridgecrest Apartments made a request to purchase a portion of common area adjacent to the apartments for additional parking. Discussion ensued. Mr. Torres made a motion to disapprove the request. Ms. Moe seconded the motion. The motion carried.

**ADJOURNMENT:** Mr. Torres made a motion to adjourn the meeting at 10:30 a.m.

The meeting was readjourned at 11:01

The Board of Directors interviewed James Holder to fill Patti Pilshaw's unexpired Porto Cima Board member term.

Mr. Torres made a motion to appoint James Holder to fill the unexpired Porto Cima Board member term. Mrs. Moe seconded the motion. The motion carried.

Mr. Torres made a motion to adjourn the meeting at 11:13 a.m. Ms. Moe seconded the motion. The motion carried.

Respectfully Submitted,

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