

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
November 21, 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 9:06 a.m. Board members present were: Mary Bustin, Maggie Moe and Kurt Kuhlmann. Not in attendance was Christophe Torres.

Representatives present from Missouri Association Management, LLC (MAM): Russ Mitchell and Breanna Luttrell. Representing Wilson Toellner, CPA: Alaina Gump, Lindsay Kelly and Kim Austin.

Owners in attendance were: Mr. James Holder, 583 EC1 and Mr. John Forti, 306 KP1.

MEMBER QUESTIONS OR COMMENTS: There were no questions from the audience.

APPROVAL OF MINUTES: Ms. Moe motioned to approve the minutes of the September 19, 2022 meeting as submitted. Mr. Kuhlmann seconded the motion and the motion carried.

SEATING OF NEW BOARD MEMBERS: By unanimous consent of the Board, Mr. John Forti was appointed to fill the unexpired elected position, vacated by Mrs. Heather Dawson. Mr. Forti's term will end in October of 2025. Mr. Forti accepted this appointment and, having submitted his Fiduciary Code of Conduct, took his Oath of Office as a new Director.

By unanimous consent of the Board, Mr. James Holder was appointed as Director from the Porto Cima neighborhoods of the development. Mr. Holder's term will expire in October of 2026. Mr. Holder accepted this appointment and, having submitted his Fiduciary Code of Conduct, took his Oath of Office as a new Director.

ELECTION OF OFFICER'S: At this time, Mrs. Bustin called for nominations for officers of the Board. Ms. Moe made a motion to reappoint the current officers as seated for another year. Mr. Kuhlmann seconded the motion and there was no discussion. The motion carried unanimously. Officers are as follows:

Mary Bustin	-	President
Kurt Kuhlmann	-	Vice President
Margaret (Maggie) Moe	-	Treasurer
Christophe Torres	-	Secretary

COMMITTEE APPOINTMENTS: At this time Mrs. Bustin called for reappointments or appointments to the two current committees, Architectural Control Committee and the Social Committee. After a brief discussion, Mr. Kuhlmann motioned to reappoint all current members of both committees for another term. Ms. Moe seconded the motion and the motion carried unanimously.

Architectural Control Committee:

Mr. Ron Tussey
Mr. Steve Konuch
Mr. Ron Rule
Mr. Greg Polowy

Mr. Larry Passage
Mr. Tom Roof
Mr. Chris Van Meter
Mr. Dave Halsell

Social Committee:

Mrs. Sandy Jacobs
Mrs. Jennifer Reahr
Mrs. Joanne Engel
Mrs. Sue Drake
Mrs. Cheryl Erwin

Mrs. Donna Green
Mrs. Lynda Lanser
Mrs. Julie Van Meter
Mrs. Patti Cook

At this time Mrs. Bustin asked for volunteer Board members to serve as liaisons for both committees. Mr. Holder and Mr. Forti volunteered to serve as liaisons to the Architectural Control Committee and Mrs. Bustin and Ms. Moe volunteered to serve as liaisons to the Social Committee.

REPORTS

Financials: Mrs. Kelly presented the period ending October 31, 2022 financial report. Mrs. Kelly reported the financials are typical for the month of October and collections have improved. Mrs. Austin requested that Mr. Mitchell, Ms. Moe, Mr. Kuhlmann and Mrs. Bustin sign new signature cards, required due to the departure of Mrs. Pilshaw and Mrs. Dawson. Mrs. Gump briefly explained how the financial reports are presented for the benefit of the new Board members. Mr. Holder and Mr. Forti are going to meet with representatives of Wilson, Toellner & Associates at a later time in order to better understand the Association's financial accounting practices. Mr. Mitchell will forward both gentlemen copies of the Association's collection policy for review. Mrs. Bustin inquired about the current ACC Damage Deposit balance and whether some of this should be invested. Mrs. Gump and Mrs. Austin informed the Board that all Damage Deposit funds are held an interest-bearing account.

Sheriff: Lt. Elkin submitted a written report for Board review. This report was distributed to the Board as part of the meeting packet.

Village of Four Seasons: Mr. Engel was not present during the meeting and there was no report from the Village available.

Management: The Management Report was submitted in writing. Mr. Mitchell reported new or significant activity at this time.

UNFINISHED BUSINESS:

5th Amended and Restated Governing Documents: Mrs. Bustin reported that the 5th Amended and Restated Declaration of Restrictive Covenants has been signed by the parties and Mr. McDorman's office has electronically filed the document with the Camden and Miller County Recorder of Deed's offices. Once the recorded document is received from the counties, this will be made available to owners through the website and printed in small quantities.

Porto Cima Storage Facility Expansion: Mr. Mitchell reported that the expansion project at the Porto Cima storage facility is now substantially complete.

The solar-powered gate is now operational and functioning and approximately 62 additional storage spaces of varying size are now available.

The Board asked what the different size spaces were and if owners who have been on the waiting list are being notified. Mr. Mitchell reported that there are 14', 12' and 10' spaces available, depending on the size of the owner's RV or trailer, the owners who have been on the waiting list are being contacted.

Aquatic Center Update: Mrs. Bustin briefly outlined the status of the project, noting that soil samples have been analyzed and fill compaction criteria have been set for the contractor. Work continues as weather permits.

NEW BUSINESS:

There was no new business offered for consideration at this time.

ADJOURNMENT: Having no further business, Mr. Kuhlmann motioned to adjourn the regularly scheduled meeting of the Four Seasons Lakesites Property Owners Association, Inc. at 10:22 a.m. Ms. Moe seconded the motion and the motion passed.

Respectfully Submitted,

Russell Mitchell, CMCA, AMS, PCAM
Missouri Association Management, LLC.
Recording Secretary