

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
March 27, 2023**

**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 in person were: Mary Bustin, Christophe Torres, Maggie Moe, and John Forti. Absent: Kurt Kuhlmann.

Representatives present from Missouri Association Management, LLC (MAM): Della Miller and Russ Mitchell  
Representing Wilson Toellner, CPA: Alaina Gump, Lindsay Kelly and Shae Hymes  
Representing Camden County Sheriff's Office: Sgt. Abe Schilling  
Owners Present: Ranita Jones and Kenneth Falls  
McDorman & Kuzmaul: Julian Kuzmaul

**MEMBER QUESTIONS OR COMMENTS:** None

**APPROVAL OF MINUTES:** Ms. Moe made a motion to approve the January 16, 2023 minutes as submitted. Mr. Torres seconded the motion. The motion carried.

## **REPORTS**

**Financials:** Mrs. Kelly presented the February 2023 financials. Mrs. Kelly reported the financials are typical for the start of the year. The percentage of 2023 assessments collected as of February 28<sup>th</sup> was 82.20%, which is ½% higher than the same time period in 2022. Each year is showing a steady incline. As interest rates continue to rise, WTA is keeping an eye on rising interest rate benefit programs to maximize interest.

**Sheriff:** Lt. Elkin submitted a written report and the January and February, 2023 Stats.

**Management:** The Management Report was submitted in writing. Mrs. Miller discussed current legislation (HB 956) that negatively impacts Homeowners Associations and what can be done to prevent the bill from passing.

## **UNFINISHED BUSINESS**

**1439 CC5:** This item was reviewed at the January 16, 2023 Board Meeting, where the Board disapproved the request of constructing a storage building (approximately 10'x12'), which would encroach 6.5' onto the adjoining Common Area. A new plan was submitted proposing the storage building on the existing deck area that already encroaches on the adjoining Common Area. This item was moved to Executive Session. After review and discussion during Executive Session, it was the consensus of the Board to table this matter at this time to allow the Board to further research the matter.

## **NEW BUSINESS:**

**Cluster Mailbox Request:** Due to current US Postal guidelines, Owners on Greensboro Court are unable to get mail delivered to their homes. A request has been made for the POA to install a cluster mailbox at the corner of Cambridge Dr. and Greensboro Court. Discussion ensued. It was the consensus of the Board to disapprove the request. Cluster mailboxes should be installed at the Owners' expense and the location of the mailboxes should be approved by the Post Master, as well as the Road District. Requests for installation on common areas must obtain approval from the POA (location and design).

**1377R CC5:** Due to an unusual circumstance, the Owner is seeking permission to release a recently approved replat. This item was moved to Executive Session. After review during Executive Session, it was the consensus of the Board to table this matter in order to allow legal counsel time to research legalities and conformities within the parameters of the governing documents. Legal counsel will advise the Board in writing of its opinion prior to the April 17<sup>th</sup> meeting.

**453 PP3 - Request to purchase Common Area adjacent to lot:** This item was moved to Executive Session. After review and discussion during Executive Session, with legal counsel present, it was the consensus of the Board to disapprove this request based on the lack of a demonstrable hardship.

**Project List:** The Project List was reviewed and project items were discussed. After a brief discussion, Ms. Moe made a motion to approve the following projects at this time, Mr. Torres seconded the motion. The motion carried.

- Perennial Landscaping at Amenities & Entrances: \$7,500
- Contribution to Community Associations Missouri Legislative Action Committee: \$1,000
- USDA Deer Harvest (2023 & 2022 balance): \$5,000

**ADJOURNMENT:** Ms. Moe made a motion to adjourn the meeting into Executive Session at 10:02, Mr. Forti seconded the motion. The motion carried.

The Board returned from Executive Session at 11:22 to affirm the decisions made during Executive Session. Ms. Moe motioned for final adjournment at 11:28 a.m. Mr. Forti seconded the motion and the motion carried.

Respectfully Submitted,

 \_\_\_\_\_

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