

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
June 19, 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 9:02 a.m. Board members present were: Mary Bustin, Maggie Moe, John Forti, Kurt Kuhlmann and Christophe Torres.

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell.
Representing Wilson Toellner, CPA were: Alaina Gump, Lindsay Kelly and Shae Hymes.
Representing McDorman & Kuszmaul was: Mike McDorman
Representing the Camden County Sheriff's Office was: Sgt. Abe Schilling
Representing the Village of Four Seasons was: Ranita Jones

MEMBER QUESTIONS OR COMMENTS: Mrs. Jones asked if the POA would put an article in the newsletter about the laws related to the use of ATVs and golf carts. There are a lot of ATVs and golf carts on the roadways. Sgt. Schilling confirmed they are not allowed on county roadways. The Village of Four Seasons and the POA could join forces to prohibit them on private roads. Mrs. Jones also inquired about a duplex being built on Scarsdale and the builder plans to drill a well because he doesn't want to pay the water and sewer fees to tie on. Mrs. Miller confirmed that drilling a well is not an option. The Declaration of Restrictive Covenants require owners to tie on to the central system, where it is available.

APPROVAL OF MINUTES: Ms. Moe made a motion to approve the May15, 2023 minutes as submitted. Mr. Forti seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Kelly presented the May 2023 financials. Mrs. Kelly reported the financials are slightly down on collections compared to this time last year, but the financials are looking good.

Sheriff: Sgt. Schelling provided a report and stated that during May the calls for service and reports taken were down for the month compared to last year.

Village of Four Seasons: Mrs. Jones reported that three positions were filled at the Village of Four Seasons:

- 1) Trustee – Ranita Jones, 2) Village Clerk – Danielle Glover, and 3) Deputy Village Clerk – Brenda Shearrer

At the last Village of Four Seasons meeting, Horseshoe Bend Special Road District Commissioner, Jerry Jackson, reported that, due to liability concerns, delineators along the Bittersweet biking and walking path have been removed and a portion of hard surface that attached the road has been removed. Mrs. Jones further reported that some storm sirens will be relocated. Work is being done on garden lights and irrigation. Compared to last year, new homes are up by 3 and remodels are up by 3.

Mrs. Jones reported that Monday, May 26th at 10:00 a.m., the park bench by the water tower at Hardwood Drive will be dedicated in honor of Jim Albers.

Management: The Management Report was submitted in writing. Mrs. Miller discussed complaints regarding parked vehicles along POA private roads. Discussion ensued. It was the consensus of the Board to post no parking on private road and a towing sign for violators.

Discussion ensued regarding specific, and in general, expired permits and projects that are going on long after the permit expiration. It was suggested that a new permit and fee be required for extensions. Mr. Forti will discuss with the ACC members.

Mrs. Bustin reported that the Wednesday Canasta, posted as a regularly scheduled group, should be removed. The players will use the Community Center if it is available, if it is in use, the group will play Canasta at a different location.

UNFINISHED BUSINESS

Good Oak Lake Dam: Mr. Mitchell reported that GEO Solutions is currently gathering background information on the history of the Good Oak dam and will schedule the on-site visit soon.

Project Updates: An updated report was submitted. No action taken.

NEW BUSINESS

ACC Candidates: The ACC Members interviewed Dennis Irwin and Preston Swafford and made a recommendation for the Board to appoint them to the Committee. Ms. Moe made a motion to appoint the two candidates. Mr. Kuhlman seconded the motion. The motion carried.

Audit Proposal: Evers and Company submitted audit proposals for the year ending on December 31, 2022. The proposals are for a one-year contract or an optional three-year contract with a 5% increase each year. Discussion ensued. Mr. Kuhlmann made a motion to approve the three-year contract with 5% increase each year as follows:

2022	\$8,895
2023	\$9,340
2024	\$9,795

Ms. Moe seconded the motion. The motion carried.

For Sale Signs: Due to a new law that went in effect January 2023, HOAs cannot ban "For Sale" signs. However, HOAs can adopt reasonable rules. Discussion ensued. It was the consensus of the members to adopt the following rules:

1. Community standard sign with green background
2. Size not to exceed 12"x18"
3. Signs prohibited on common ground
4. Sign to be removed immediately after item is sold

ADJOURNMENT: Ms. Forti made a motion to adjourn the meeting at 9:45 a.m. and go into Executive Session. Ms. Moe seconded the motion. The motion carried.

Mrs. Bustin readjourned the meeting at 12:36 p.m.

Landscape irrigation utilizing water from interior lake: An owner is currently utilizing water from the interior lake to irrigate his lawn. Discussion ensued. Mr. Forti made a motion to prohibit the use of irrigation from interior lakes and to inform the owner that is currently using interior lake water for irrigation to discontinue the use no later than October 1, 2023. Mr. Kuhlman seconded the motion. The motion carried.

Mrs. Bustin adjourned the meeting at 12:45 p.m.

Respectfully Submitted,

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

Good evening! May has been a fairly mellow month for us overall for this time of the year. Our calls for service and reports taken were down for the month compared to last year, but everything else was pretty normal for this time of the year.

Deputies in our zone responded to several types of calls this month which included two (2) burglaries, one (1) missing person, one overdose, five (5) emotionally disturbed persons calls six (6) domestic assaults, and seven (7) people were arrested for driving while intoxicated.

Some of the more interesting calls we worked were the burglaries. The suspect stole a boat in Sunrise Beach and came to two houses on the MM side. The suspect went to the first house and tried to smash a glass door with a rock but he was only able to break one pane of glass and he then ran off and got back onto the boat. He then went to another house and broke out a window and was able to make it into the residence. Once he was inside he rummaged through everything but did not take anything. Water patrol ended up locating the suspect on the boat and arrested him. When our deputy went to interview the suspect he told him he drove down here from Kansas City to break into houses because he thought they would all be full of money and drugs to steal. The suspect was charged and is currently still sitting in jail.

We also had one subject resist arrest at Shady Gators over the holiday weekend. The suspect walked up to the bar and began stealing drinks as the bartender was making them and the bartender told security to remove him. Security attempted to remove him but he was too large so our deputies got involved. The suspect was Tased and finally restrained after another altercation. We were unable to transport the suspect due to his size and ended up contacting our jail van to come and transport the suspect to jail. The suspect was charged for stealing, and resisting arrest. He bonded out later the following day.

We also had one patrol car damaged during the holiday weekend. A deputy responded to the Lodge of Four Seasons to deal with an intoxicated male banging on room doors claiming he was part of a SWAT team. When we arrived he told us there were bombs in one of the rooms and he needed to defuse them. The suspect was arrested for property damage because he kicked in one door at the hotel. While he was in the back seat of our patrol car he bent the upper part of the rear doors to the point they cannot be repaired and have to be replaced. He was charged with both counts of property damage and attempted escape. We are currently down this car due to not being able to get the doors replaced at this time due to them not being in stock.

We also had one Deputy go to a five day training for instructor development. He is now certified to teach any POST certified classes to our agency or any other agency in the state.

THANK YOU for all your support!!!

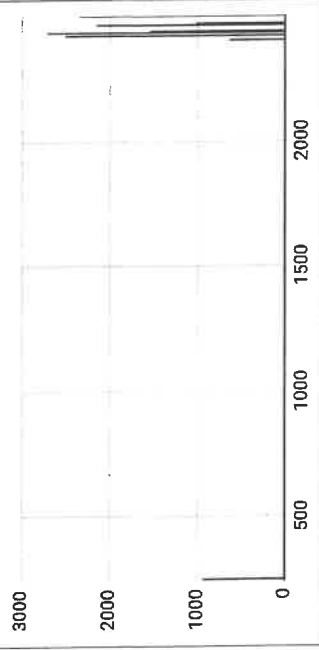
Lt. Jim Elkin and Sgt. Abe Schilling

CCSO Statistical Overview

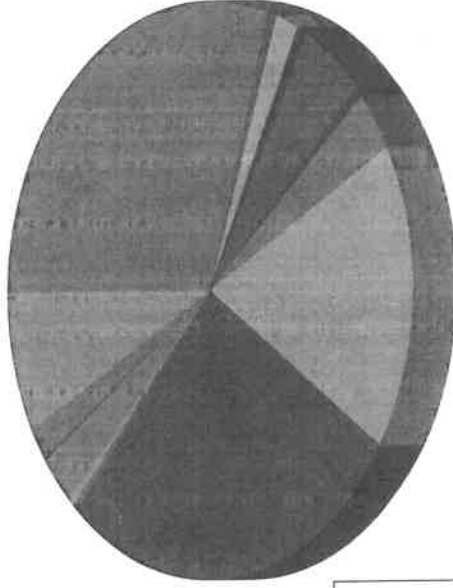
5/01/2023 - 5/31/2023

Activity and Reports		Building Checks	
Call for Service	444	Residential	53
Reports Taken	119	Business	260
Arrests	27	Amenity	411
Civil Process		Traffic	
Served	6	Traffic Stops	75
Attempts	6	Village Tickets	11
		State Tickets	27
Miscellaneous			
Wastewater Light	4	Animal Complaints	9
Streetlight Outage	4	Rd R.O.W. Violations	0
Accident Reports	12	Alarm Call	39

Deputy Number	Mileage
2421	2500
2466	2151
2437	1536
2431	2711
248	923
2497	2344
2469	1012
2402	635
TOTAL	13812



- Calls For Service
- Village Tickets
- State Tickets
- Accident Reports
- Traffic Stops
- Animal Complaints
- Residential Building Checks
- Business Building Checks
- Amenity Building Checks
- Served Civil Process
- Attempts Civil Process
- Alarm Calls
- Streetlight Outage
- Wastewater Light
- Arrests
- Reports Taken



Notes

Comparing May 2023 stats to May 2022:

	<u>2023</u>	<u>2022</u>		<u>2023</u>	<u>2022</u>
Calls for Service	444	472	Residence Checks	53	48
Reports Taken	119	146	Business Checks	260	152
Arrests	27	26	Amenity Checks	411	204
Civil Served	6	16	Traffic Stops	75	164
Civil Attempted	6	20	Village Tickets	11	25
Miles Patrolled	13,812	13,856	State Tickets	27	53
Sewer Lights	4	1	Animal Comp.	9	10
Light Outage	4	0	Road Violation	0	3
Accidents	12	8	Alarm Calls	39	54

May 2023 Pie Chart Statistical Numbers

29.5%	Calls for Service
0.7%	Village Tickets
1.8%	State Tickets
0.8%	Accident Reports
5.0%	Traffic Stops
0.6%	Animal Complaints
3.5%	Residential Checks
17.3%	Business Checks
27.3%	Amenity Checks
0.4%	Served Civil Process
0.4%	Attempted Civil Process
2.6%	Alarm Calls
0.3%	Street Lights Out
0.3%	Waste Water Lights
0.0%	Roadway Violations
1.8%	Arrests
7.9%	Reports Taken

KEY CARD USAGE REPORT

	<u>FC</u>	<u>COM CTR</u>	<u>GP POOL</u>	<u>BS POOL</u>	<u>RGY POOL</u>	<u>ST POOL</u>	<u>TENNIS</u>
JAN	1180	133	CLOSED	CLOSED	0	14	13
FEB	1086	174	CLOSED	CLOSED	0	36	17
MAR	1262	219	CLOSED	CLOSED	0	38	19
APR	1192	251	CLOSED	CLOSED	0	57	31
MAY	1337	242	137	167	0	597	71
JUNE					0		
JULY					0		
AUG					0		
SEPT					0		
OCT			CLOSED	CLOSED	0		
NOV			CLOSED	CLOSED	0		
DEC			CLOSED	CLOSED	0		

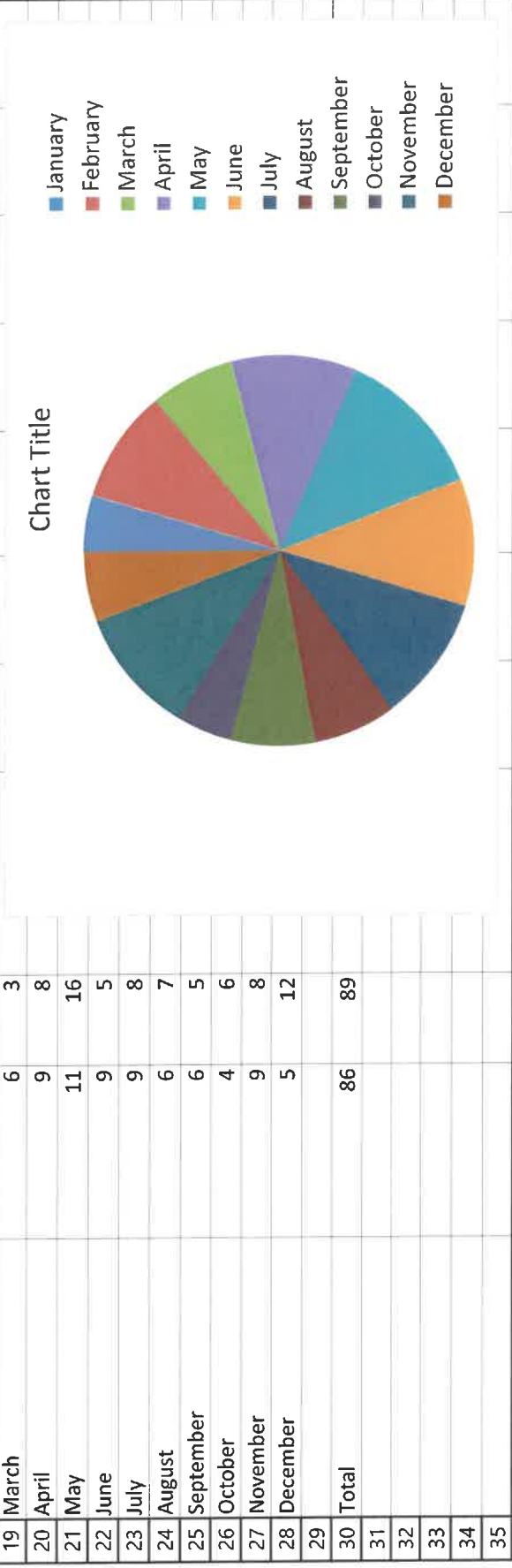
Campground Reservations 2023

<u>Month</u>	<u># of Reservations</u>	<u># of nights</u>
March	3	6
April	9	23
May	26	80
June	29	91
July	18	64
August	5	14
September	6	22
October	0	0
November	0	0
December	0	0
TOTAL	96	300

Campground Reservations 2022

<u>Month</u>	<u># of Reservations</u>	<u># of nights</u>
March	CLOSED	CLOSED
April	13	44
May	31	99
June	26	95
July	37	126
August	27	108
September	37	131
October	14	49
November	CLOSED	CLOSED
December	CLOSED	CLOSED
TOTAL	185	652

	A	B	C	D	E	F	G	H	I	J	K
1	COMMUNITY CENTER USAGE 2023										
2	Year Round Regularly Scheduled Groups										
3	Monday	Bridge		10am - 3pm			March	0	<u>2022</u>	0	
4	Monday	Couples Canasta		6pm-9pm			April	0	1		
5	Tuesday	Canasta		10am - 2pm			May	4	1		
6	Tuesday	Bunco		6pm-9pm			June	9	10		
7	Wednesday	Canasta		10:30am - 3:30pm			July	4	20		
8	Wednesday	Poker Group		12pm - 4pm			August	3	15		
9	Wednesday	Video Exercise		10:30am-11:30am			September	1	8		
10	Friday	Video Exercise		10:30am-11:30am			October	0	5		
11							November	0	0		
12							December	0	0		
13	Partial Year Regularly Scheduled Groups										
14	Sunday-2x's month	March-Scotch									
15	October	Foursomes		2pm - 7pm			TOTAL	21	60		
16	Private Events										
17	January						<u>2023</u>	<u>2022</u>			
18	February		4	5							
19	March		8	6							
20	April		6	3							
21	May		9	8							
22	June		11	16							
23	July		9	5							
24	August		9	8							
25	September		6	7							
26	October		6	5							
27	November		4	6							
28	December		9	8							
29			5	12							
30	Total		86	89							
31											
32											
33											
34											
35											



**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT - May 2023**

	JAN		FEB		MAR		APR		MAY		JUN		JUL		AUG		SEP		OCT		NOV		DEC		YEAR TO DATE	PREV YTD	PREV YEAR TOTAL	
	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S				YEAR
PERMITS ISSUED	16	5	43	12	27	15	47	15	60	13															253	205	514	
HOUSE	0	1	1	0	6	1	1	0	2	2															14	16	36	
FENCE	1	0	0	0	1	0	0	0	2	0															4	10	19	
REMODEL - SUBSTANTIAL	0	0	1	0	0	0	0	0	2	0															3	4	8	
REMODEL - NON-SUBSTANTIAL	2	0	3	0	1	0	1	0	3	0															10	11	27	
DEMOLITION	0	0	0	0	0	0	0	0	0	0															0	0	0	
LANDSCAPING	0	1	1	1	1	3	0	1	2	1															11	8	19	
LAWN MAINTENANCE	1	0	8	2	5	3	9	2	7	2															39	26	44	
PAINTING	1	0	1	0	0	0	4	2	6	2															16	11	29	
SIDING	2	0	8	0	2	5	11	2	11	3															44	32	73	
DRIVEWAY	1	0	2	2	1	0	1	0	1	3															11	12	16	
SIDEWALK	0	0	1	1	1	0	1	0	3	0															6	6	18	
DRAINAGE FLUME	0	0	0	0	1	0	0	0	0	0															1	0	1	
TREE REMOVAL - LIVE	1	0	2	2	1	0	4	0	5	0															15	15	36	
TREE REMOVAL - DEAD	2	2	7	2	2	0	12	2	9	1															39	25	101	
UNDERBRUSH LOT CLEARING	0	0	1	0	0	1	0	6	2	0															10	12	32	
ROOFING	4	0	4	1	5	0	5	0	7	0															26	14	43	
SWIMMING POOL	0	0	0	1	0	0	0	0	0	0															1	1	6	
SEAWALL	0	0	0	0	1	0	0	0	0	0															1	2	3	
RIP - RAP	0	0	0	0	0	0	0	0	1	0															1	0	0	
WASTEWATER	2	0	2	0	0	1	0	0	1	0															6	6	8	
TRASH ENCLOSURE	0	1	4	0	2	0	4	0	2	0															13	8	23	
TOTAL PROJECTS	17	5	46	12	29	15	52	15	64	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	269	219	542	
HOME CONST. PERMITS ISSUED	HB	SB																									LEGEND	
"AWF"	1	3																									H =	HORSESHOE BEND PROJECTS
"A"	0	0																									S =	SHAWNEE BEND PROJECTS
"B"	0	1																									AWF =	"A" LOT WITH WATERFRONT PRIVILEGES
"C"	8	0																									B =	"B" LOT
"BWF"	0	0																									C =	"C" LOT
"GC"	1	0																									BWF =	"B" LOT WITH WATERFRONT PRIVILEGES
TOTAL HOME PROJECTS	10	4																									GC =	GOLF COURSE LOT
		TOTAL PERMITS ISSUED										TOTAL PROJECTS																
		253										269										269						

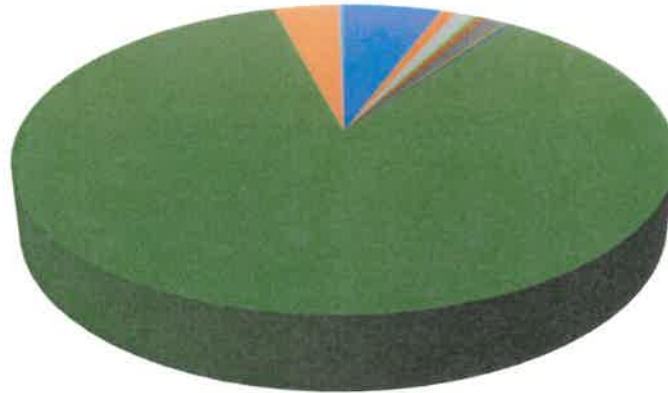
Owner Services Report
May 1, 2023-May 31,2023

Categories

Numbers

Tall Grass/Landscaping		21
Trash Enclosure-Propane		3
Trailers/RV/Tent		4
Trash/Junk		0
Signs		0
Inoperable Vehicles		1
House Needs Repair		0
Dog Complaints		2
ACC Permit Check		4
Waste Water Lights		1
Storage		1
Amenity Checks		315
Yard Waste Station	closed	
Calls/Contact Attempts		14
Boat Launch Permits		0
Boat Launch Stops		
Sheriff's Dept Calls		1
Other		0

Owner Services Report



- | | | | |
|--------------------------|---------------------------|-----------------------|---------------------|
| ■ Tall Grass/Landscaping | ■ Trash Enclosure-Propane | ■ Trailers/RV/Tent | ■ Trash/Junk |
| ■ Signs | ■ Inoperable Vehicles | ■ House Needs Repair | ■ Dog Complaints |
| ■ ACC Permit Check | ■ Waste Water Lights | ■ Storage | ■ Amenity Checks |
| ■ Yard Waste Station | ■ Calls/Contact Attempts | ■ Boat Launch Permits | ■ Boat Launch Stops |
| ■ Sheriff's Dept Calls | ■ Other | | |