

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
September 18, 2023**

**CALL TO ORDER:** Vice President, Kurt Kuhlmann called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:04 a.m. Board members present were: Kurt Kuhlmann, John Forti, Christophe Torres; Mary Bustin attended via Zoom. Absent: Maggie Moe

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

**MEMBER QUESTIONS OR COMMENTS:**

Mr. Elkins informed the Board members that he has heard several comments regarding dead trees along the pedestrian path. Mr. Kuhlmann stated that the trees are likely on individually owned lots or are in the road right of way, maintained by Horseshoe Bend Special Road District.

Mrs. Jones asked when the Aquatic Center is expected to be completed. Mr. Kuhlmann stated it is hopeful the indoor pool will be completed by the end of October. The outdoor pool and splash pad will be completed Spring 2024. Once the pool is plastered, it will have to be filled.

Mr. Williams requested the Board consider modifications to the Fitness Center by 1) removing all walls and making an open facility, 2) remove the laminate floor and install gym flooring, 3) increase the parking area, 4) erect a roof under the deck. Mr. Williams also recommended updating the Fitness Center Rules. It was the consensus of the Board to take Mr. Williams' recommendations under consideration.

**APPROVAL OF MINUTES:** Mr. Torres made a motion to approve the July 17, 2023 minutes as submitted. Mr. Forti seconded the motion. The motion carried.

**REPORTS**

**Financials:** Mrs. Gump presented the August 2023 financials. Mrs. Gump addressed individual line items that are over budget; however, the overall budget comparison year to date looks good. Mrs. Miller asked that money collected for parties be reported to offset the money spent on parties (Activities expense). Mrs. Gump agreed to report accordingly.

**Sheriff:** Lt. Elkin provided a report and stated the August calls were down from previous years. However, more arrests were made.

**Village of Four Seasons:** Mrs. Jones reported that the Village of Four Seasons is in the process of adding Ham radio equipment on the west side of the building that will be used as Camden County's back up. Two Village residents are working on Emergency Management to get procedures in place. The Village is working on obtaining easements for the storm sirens. The Village of Four Seasons is working to get the "Wayfair" Online Tax back on the ballot. This is not new, it's just to get the taxes in the right municipality since the Village of Four Seasons and the city of Lake Ozark have the same zip code.

ARPA funds are being considered for the license plate reader to be installed at the Lodge of Four Seasons spotlight. However, a Camden County Commissioner is trying to get the feature banned since the picture would be stored on the cloud and owned by the County. Mrs. Jones also reported on issues that were brought up at the Horseshoe Bend Special Road District, 1) obtaining easements to maintain the pedestrian trail, and 2) the design for the entrance of the new development on HH and Bus 54.

**Management:** The Management Report was submitted in writing. Mr. Mitchell reported 1) the stone for the columns at the Regency Cove entrance is in place and grouting is almost complete. Stucco work will begin soon and the lettering will be installed once the stucco is complete, 2) work will be done at the Grand Point entrance in early October, which will include relocating some existing perennial materials to other amenities, 3) a new pet waste station has been purchased and will be installed at the Grand Point swimming pool area in the near future and accessories have been purchased for the Grand Point pickleball courts, including a roller squeegee, netting and paddle holders.

**UNFINISHED BUSINESS:** None

## **NEW BUSINESS**

### **I. NEW BUSINESS**

**Portable Storage & Moving Containers:** It was the consensus of the Board to require management approval for Portable Storage & Moving Containers to be stored in a safe location and not to exceed 72 hours.

**Ad-Hoc Committee – Short Term Rentals:** Management submitted a Draft Committee Charter for consideration. The Charter was tabled for review.

**Fitness Center – Request for Space Modification:** This item was discussed during Member Questions or Comments.

**Project List** – Mr. Forti made a motion to approve the following Projects:

- Remove Dead Trees & Grind Stumps throughout the Amenities: \$4,500
- Tablets: \$2,000
- Grand Point Pool Deck, Fencing & Furniture Restoration: \$115,000
- Grand Point Entrance Landscape: \$5,000
- Regency Cove Pickleball Court: \$30,000
- Campground RV Campsite Gravel & Cleanup: \$7,500

Mr. Torres seconded the motion. The motion carried.

**Porto Cima Road Repairs:** This item was tabled.

**Town Hall Meeting – September 28, 2023:** Scheduled for September 28, 2023 at 6:00 p.m. and will take place at the Community Center.

**ADJOURNMENT:** Mr. Forti made a motion to adjourn the meeting at 10:04 a.m. to go into Executive Session. Mr. Torres seconded the motion. The motion carried.

The Regular Session reconvened at 11:23. The following actions were taken:

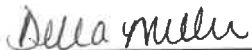
**2024 Budget:** Mr. Kuhlmann made a motion to approve the 2024 budget as submitted. Mr. Forti seconded the motion. The motion carried.

It was the consensus of the Board to direct legal counsel to proceed with execution of sale on two accounts that are in Judgement with multiple violations.

Mr. Forti made a motion to release \$22,200 (Aquatic Center) of the already approved 2023 budget for overseeing the construction of the Aquatic Center and allow MAM to hire an additional full time ACC employee and another full time Owners Services employee as approved in the 2024 budget. Mr. Kuhlmann seconded the motion. The motion carried.

Mr. Forti made a motion to adjourn the meeting at 11:34 a.m. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,



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



# Missouri Association Management, LLC

AAMC® Accredited Association Management Company

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## FOUR SEASONS POA Management Report September 18, 2023

**Maintenance** – General maintenance at the amenities is winding down and we are beginning to prepare for season-ending closures. The stone for the columns at the Regency Cove entrance is in place and grouting is almost complete. Stucco work will begin soon and the lettering will be installed once the stucco is complete. The project is slated to be completed prior to October 13<sup>th</sup>. Landscaping around the area will be completed early next spring.

**Grounds and Landscaping** – The grounds crew is in the process of moving annuals from amenities that are closing to other amenities and areas still available to owners. Angie is working to implement a plan to store many plants and materials through the winter, for replanting in the spring of 2024. We will work to finish the landscaping at the Grand Point Entrance in early October, which will include relocating some existing perennial materials to other amenities.

**Good Oak Lake Dam** – GeoSolutions has sent a report, advising that it is their recommendation the POA consider a total replacement of the existing dam at Good Oak Lake. This recommendation is based in large part on the comparative cost of the originally considered trench wall versus a total replacement and their concern that a trench wall will not resolve the current situation. It is their recommendation that the POA consider engaging a local contractor, versed in the deconstruction and reconstruction of an earthen dam structure. It is GeoSolution's estimate that a trench wall, necessary to mitigate the leaking issue, would cost an estimated one to one point five million dollars and that a total replacement would cost an estimated two million dollars.

**Projects** - Steady work continues at the Aquatic Center; roofing is complete, rough-in inspections have been approved, windows are being installed, insulation is going in, drywall installation will begin the week of the 18<sup>th</sup>. Progress on the two swimming pools is well under way, the indoor swimming pool is projected to be substantially complete by September 27<sup>th</sup> and the basic construction of the outdoor pool and splashpad should be completed by October 15<sup>th</sup>. We are purchasing an AED device for the Aquatic Center and will install this device at the appropriate time in the construction process.

A new pet waste station has been purchased and will be installed at the Grand Point swimming pool area in the near future. Several warning signs have been purchased and/or obtained regarding parking and warning of "No Thru Road". These signs will be installed in areas throughout the community, to aid in reducing traffic concerns and reducing the number of unpermitted trailer parking by short-term rentals. Accessories, including a roller squeegee, netting and paddle holders, have been purchased for the Grand Point pickleball courts. These accessories will be installed in the next week or so.

**2023 Pavement Crack-filling and Sealcoating Schedule** – contractors have been working on crack-filling and sealcoating of POA owned and maintained roads and amenities in both the Porto Cima and Horseshoe Bend areas for the past three weeks, per a prescribed maintenance program schedule.

**MOLAC** – Attached is the MOLAC End of Legislative Session Wrap-Up report.

As a result of the July Board meeting, we sent letters to owners with short-term rentals and to owners with homes under construction

Management has received several requests for gates at some of the boat Launches – specifically, the Hopi and Kays Point launches. After several months of use of the solar gate at the Grand Point storage facility, with very positive experience and no demonstrable problems, management would recommend consideration of installation of one of these gates at one of these two locations, as a test or “pilot” program. The current estimated cost of one of these gate systems would be approximately \$6,800

### **UPCOMING EVENTS:**

- September 22<sup>nd</sup>. – 24<sup>th</sup>.      Fall Community Garage Sales
- September 29<sup>th</sup>. – 30<sup>th</sup>.      Fall Community Clean-Up
  
- October 14<sup>th</sup>.                      Annual Owners Meeting – Community Center, 10 a.m.
- October 21<sup>st</sup>.                      Community Fall festival
- October 26<sup>th</sup>.                      Community Blood Drive - Community Center, 12 p.m. to 5 p.m.
- December 3<sup>rd</sup>.                      Magic of Christmas – Community Center, 6 p.m. to 9 p.m.
- December 7<sup>th</sup>.                      Santa Babes – Community Center, 12 p.m. to 3 p.m.
- December 9<sup>th</sup>.                      Kid’s Christmas with Santa – Community Center, 10 a.m. to 11:30 a.m.
- December 28<sup>th</sup>.                      Community Blood Drive - Community Center, 12 p.m. to 5 p.m.

July was an average month for us statistically for this time of the year. The one major surprise was the Fourth of July weekend was not nearly as busy as the past several. July's calls for service were up compared to last month but were down slightly over last year. Our reports taken are still higher than the last several years and we suspect that will continue to be the normal due more people moving to the area as full time residents.

Deputies in our zone responded to several different types of call last month which include 12 DWI arrests, 6 drug arrests, 4 emotionally disturbed persons, 10 domestic assaults, 3 assaults, and 7 property damage calls.

Deputies in our zone were also involved in a vehicle pursuit in the area of Bittersweet Road. The suspect vehicle ended up hitting one of our patrol vehicles head on at a slow rate of speed before it took off again and was later found and recovered by the chasing Deputies. Both vehicles were damaged in the accident but both Deputies in the patrol vehicle were uninjured.

Thank you for all your support to the Sheriff's Office as well as to the deputies who work within the zone.

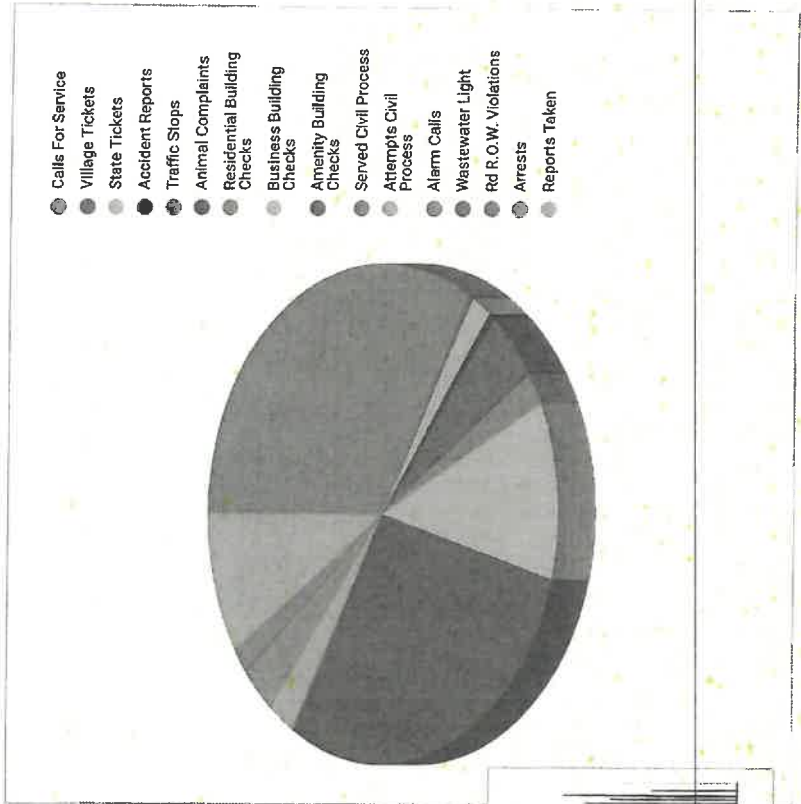
Lt. Jim Elkin & Sgt. Abe Schilling

# CCSO Statistical Overview

## 7/01/2023 - 7/31/2023

Activity and Reports		Building Checks	
Call for Service	507	Residential	34
Reports Taken	140	Business	175
Arrests	24	Amenity	448
Civil Process		Traffic	
Served	3	Traffic Stops	69
Attempts	36	Village Tickets	7
		State Tickets	27
Miscellaneous			
Wastewater Light	1	Animal Complaints	4
Streetlight Outage	0	Rd R.O.W. Violations	4
Accident Reports	9	Alarm Call	49

Deputy Number	Mileage
2421	2251
2466	1508
2437	3072
2431	1616
248	971
2497	1970
252	1491
2402	2680
<b>TOTAL</b>	<b>15559</b>



Notes

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**Statistics from the Camden County Sheriff's Office**  
**Horseshoe Bend / Shawnee Bend Zone**

**Comparing July 2023 stats to June 2023:**

	<u>Jul</u>	<u>Jun</u>		<u>Jul</u>	<u>Jun</u>
Calls for Service	507	467	Residence Checks	34	64
Reports Taken	140	149	Business Checks	175	202
Arrests	24	34	Amenity Checks	448	401
Civil Served	3	5	Traffic Stops	69	99
Civil Attempted	36	13	Village Tickets	7	23
Miles Patrolled	15,559	17,505	State Tickets	27	40
Sewer Lights	1	0	Animal Comp.	4	10
Light Outage	0	0	Road Violation	4	7
Accidents	9	7	Alarm Calls	49	47

**Comparing July 2023 stats to July 2022:**

	<u>2023</u>	<u>2022</u>		<u>2023</u>	<u>2022</u>
Calls for Service	507	621	Residence Checks	34	50
Reports Taken	140	148	Business Checks	175	202
Arrests	24	21	Amenity Checks	448	450
Civil Served	3	18	Traffic Stops	69	124
Civil Attempted	36	33	Village Tickets	7	21
Miles Patrolled	15,559	15,778	State Tickets	27	11
Sewer Lights	1	7	Animal Comp.	4	8
Light Outage	0	0	Road Violation	4	5
Accidents	9	9	Alarm Calls	49	47

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**Camden County Sheriff's Office Statistical Report**  
**Horseshoe Bend/Shawnee Bend Zone**  
**Year Comparisons January through July**

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>Calls</b>	2,404	2,780	2,650	2,549	2,442
<b>Reports</b>	683	677	682	747	768
<b>Arrests</b>	151	149	158	125	141
<b>Civil Served</b>	98	83	65	72	32
<b>Civil Attempt</b>	221	228	152	124	108
<b>Miles Patrolled</b>	83,432	86,226	89,715	88,482	93,200
<b>Sewer Lights</b>	23	9	9	15	8
<b>Light Outage</b>	8	8	13	5	4
<b>Accidents</b>	34	42	43	37	44
<b>Residence Checks</b>	493	439	477	364	388
<b>Business Checks</b>	1,134	1,445	2,210	1,364	1,547
<b>Amenity Checks</b>	2,027	2,237	3,296	2,257	2,509
<b>Traffic Stops</b>	650	753	578	724	508
<b>Village Tickets</b>	69	55	97	113	118
<b>State Tickets</b>	131	161	140	150	150
<b>Animal Complaints</b>	34	57	49	63	36
<b>Road Violations</b>	48	56	42	16	12
<b>Alarm Calls</b>	247	281	310	257	253

### July 2023 Pie Chart Statistical Numbers

33.0%	Calls for Service
0.5%	Village Tickets
1.8%	State Tickets
0.6%	Accident Reports
4.5%	Traffic Stops
0.3%	Animal Complaints
2.2%	Residential Checks
11.4%	Business Checks
29.1%	Amenity Checks
0.2%	Served Civil Process
2.3%	Attempted Civil Process
3.2%	Alarm Calls
0.0%	Street Lights Out
0.1%	Waste Water Lights
0.3%	Roadway Violations
1.6%	Arrests
9.1%	Reports Taken

**Hours Paid during the month of July 2023**

**To the Deputies assigned to the HH/Shawnee Bend Zone**

Elkin- 197.5 hrs (Used 30 hrs Vacation Time)

Schilling-195 hrs (Used 16 hrs Vacation Time)

Scaringello- 208.5 hrs

Martin- 201.5 hrs (Used 12.5 hrs Holiday, 12 hrs Vacation & 8 hrs Birthday Time)

Easley- 228 hrs (Used 8 hrs Holiday & 8 hrs Personal Time)

Selby- 195.5 hrs (Used 44 hrs Holiday & 48 hrs Sick Time)

Jenkins- 197 hrs (Used 6 hrs Comp Time)

Wyatt- 180 hrs (Used 12 hrs Vacation & 4 hrs Holiday Time)

Deputies were paid for 1,603 hours which they used 208.5 hours of benefit time during the month of July. The total amount of hours that were physically worked by the deputies assigned to the Horseshoe Bend/Shawnee Bend zone was 1,394.5 hrs.

Reserves- 72 hrs (Work for free)