

**FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL PROPERTY OWNERS MEETING**

**DRAFT Minutes
October 14, 2023
10:00 a.m.**

CALL TO ORDER: The Association President, Mrs. Mary Bustin, called the meeting to order at 10:00 a.m. at the Four Seasons Lakesites Property Owners Association, Inc. Community Center, located at 2750 Horseshoe Bend Parkway, Lake Ozark, MO. 65049.

PLEDGE OF ALLEGIANCE: All members participated in a unified Pledge of Allegiance, led by Mrs. Bustin.

APPROVAL OF MINUTES: Mrs. Bustin asked for approval of the October 15, 2022 Four Seasons Lakesites Property Owners Association, Inc. Annual Meeting minutes. Mr. Dave Kohlmann (970CC5) made a motion to approve the 2022 Annual Meeting minutes as submitted. Mr. Warren Ransdell (131R EE2) seconded the motion. The motion was passed by the membership.

INTRODUCTIONS: Mrs. Bustin introduced the Board of Directors, representatives of Missouri Association Management (MAM), Wilson Toellner CPA, Architectural Control and Social Committee Members, Village of Four Seasons Trustees, Horseshoe Bend Special Road District, Camden County Commissioners, and the Camden County Sheriff's Office.

Mrs. Bustin introduced the Board member candidates:
Maggie Moe: Incumbent
Kurt Kuhlmann: Incumbent
Ron Mather

Mrs. Bustin expressed a special *Thank You* to Larry Passage, Steve Knouch, and Ron Rule for their many years of service as members of the Architectural Control Committee. These gentlemen volunteered thousands of hours of their time to assist in upholding the architectural standards of the community.

2024 BUDGET PRESENTATION: Ms. Maggie Moe presented the 2024 Budget. The budget reflects standard inflation and increases in maintenance and grounds care. Due to the growth of the community, Management will add two additional employees: one to ACC and one to Owners Services. In addition, the Association saw an increase in information technology expenses. The overall increase results to 13.5% plus a flat \$30 per lot. The increase is the same for all lots in the community and will eliminate the need to charge an aquatic center membership fee in the off season. The Board felt it was fair for everyone to use the indoor pool and it also eliminates the need for increased staffing for memberships as well as accounting services, and record keeping.

AUDIT REVIEW: The 2022 Audit was conducted by Evers and Company CPA's L.L.C. Mrs. Lindsay Kelly, Wilson Toellner CPA, presented the audit report, noting the auditing firm provided a clean opinion. Overall, the 2022 audit was fairly consistent with the 2021 audit. Discussion ensued regarding the collection policy. Mrs. Bustin reported once an account becomes

delinquent, the amenity access cards are deactivated and MAM will make courtesy calls. In March of every year, hard liens are filed on all delinquent developed lots. Statements are sent out in April and July; then in October all property accounts with current-year unpaid balances will be turned over to legal counsel for collection.

STATE OF THE ASSOCIATION: Mr. John Forti reported on the following:

- Sale Signs: On January 1, 2023 a new Missouri law went in effect that bans the prohibition of sale signs in HOA's. The law allows HOA's to adopt "reasonable rules" regarding the time, size, place, number, and manner of display of the sign. The Board of Directors established sale sign policies.
- Porto Cima Roads: A Town Hall meeting was held on September 28th to discuss Porto Cima road concerns. The Association's attorney, Mike McDorman discussed the history and how all roads, except 3.1 miles, are the responsibility of Camden County Road and Bridge. A lot of recommendations were made with good discussion during the meeting. We have been made aware of a Camden County budget meeting that will be held on Wednesday, October 18th. Details of the meeting will be provided when available.
- Short-Term Rentals: Owners have expressed concern with short-term rentals and the effects placed on neighborhoods in the community. An Ad-Hoc Committee will be established to provide recommendations to the Board of Directors. The ACC added to their building requirements, all homes over five (5) bedrooms must have one (1) parking space per bedroom, not including the garage and must have a double trash receptacle.
- Owners Services: To better monitor covenant violations, the Board directed MAM to add an Owners Services Representative that will provide monitoring services specific to Porto Cima and Horseshoe Bend Monday – Friday.
- ACC: To better monitor construction and remodel sites, the Board directed MAM to add an ACC Representative to be on property Monday – Friday.
- Good Oak Lake: Department of Natural Resources inspects the dam and has had concerns about its condition. We have closed the dam of through traffic and we are monitoring it closely. An engineering firm has inspected the dam and will provide recommended solutions to the Board.

Mr. Forti reported other notable accomplishments including:

- Expanded Porto Cima Boat Storage.
- Constructed a pickleball court in Porto Cima.
- Replaced the Regency Cove entrance sign.
- Replastered the Bittersweet Pool.
- Added perennial landscaping throughout the amenities.

Enhancements coming soon include:

- Regency Cove pickleball court – this amenity will be a repurpose of the Regency Cove swimming pool. Expected completion is Spring 2024.
- Grand Point swimming pool deck replacement is in the process of being replaced.
- Grand Point swimming pool will be sandblasted and painted.
- Grand Point entrance enhancements. This will involve completing the landscaping from when the fountain project was completed.

Aquatic Center: Mr. Kuhlmann reported the aquatic center is moving along slower than the Board hoped it would. The progress relates to the availability of materials and labor. The goal is to have the indoor pool completed within the next 90 days. The outdoor pool will not be completed until spring because weather will impact that progress. The Board is pushing the contractor to complete the project.

REPORTS

ARCHITECTURAL CONTROL: Mr. Ron Tussey, ACC Chairman, reported that after next week's meeting the new home permits will exceed 2022 year end. It's great to see the community continue to grow, but that does require more oversight on permits issued and rules and regulations. Homes under construction are taking a long time to complete. The ACC is requiring construction equipment/material staging plans and will impose a fee for permit extensions to encourage completion of projects. Discussion followed.

SOCIAL EVENTS: Mrs. Bustin reviewed the activities that will be held for the remainder of this year and next year, noting that Mrs. Dana Robinett plans social events for all age groups. Mrs. Bustin reminded everyone the importance of RSVP's in order to properly plan for all events.

QUESTIONS AND ANSWER:

- A concern was addressed about the number of sale signs that will be on vacant lots due to the law that went into effect this year. Signs will get knocked down and will look tacky. Mrs. Miller stated Owners Services will attempt to straighten them, when observed and to the extent possible.
- A question was asked about the repair/replacement of Porto Cima Drive. This road is maintained by the POA and bids are being sought to remove the concrete road and replace it with asphalt.
- Concerns were addressed regarding heavy equipment (construction vehicles and trash haulers) causing road damage. This is assessed with the ACC Department and the respective road district (Horseshoe Bend Special and Camden County Road and Bridge).
- A concern was addressed regarding the intersection of Horseshoe Bend Parkway and Bittersweet, and that a mirror should be considered to see cars up the hill. Mr. Tussey will address this with Horseshoe Bend Special Road District.
- A few concerns were addressed regarding specific homes under construction. The ACC will assess the issues.
- A concern was addressed regarding the condition of the carpet in the Community Center. The carpet is scheduled to be replaced in 2025 but may need to be accelerated.
- A question was asked about when the Regency Cove sign area would be cleaned up and the lighting completed. Mr. Mitchell reported both issues will be addressed next week.
- Concerns were addressed regarding the length of time some of the construction is taking on new homes and ensuring new homes are compatible with the neighborhood. The ACC has implemented fees for permit extensions and takes into consideration

neighboring houses when approving new homes. The minimum square footage for homes are outlined in the governing documents.

- A question was asked if the volleyball net could be removed from the lower court at Swim & Tennis and replaced with a tennis net since there's a greater need for a tennis net than a volleyball net. Management will replace the volleyball net with a tennis net.
- The need for yard waste was discussed. At this time the POA has not identified land conducive for yard waste nor found land to provide additional storage.
- A question was asked if the POA will renew the contract with the Sheriff's Department. Mrs. Bustin explained that due to the need for additional oversight in rules and regulations, and building sites, the Board decided not to renew the contract with Camden County and fund more in-house personnel. There may be an opportunity for the POA to contract with the Sheriff's Department on an abbreviated scope.

Other questions were asked by the attendees and addressed by the Board of Directors and Management.

Several members expressed their appreciation of the hard work and efforts of the Board and Management.

ELECTION RESULTS: The votes were counted, then Mrs. Bustin announced Mr. Kurt Kuhlmann and Ms. Maggie Moe were elected by a majority of the votes.

ADJOURN: With all business completed before the membership, and no further questions, Mrs. Bustin adjourned the meeting at 11:24 a.m.

Respectfully Submitted,

Della Miller, Recording Secretary

Pending approval during the October 2024 Annual Owners' Meeting