

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
November 20, 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 8:59 a.m. Board members present were: Mary Bustin, John Forti, Christophe Torres and Maggie Moe. Absent: Kurt Kuhlmann and Dan Bowlin.

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Wilson Toellner, CPA were: Alaina Gump, Shae Hymes and Lindsay Kelly
Representing the Camden County Sheriff's Office was: Lt. Jim Elkin
Representing the Village of Four Seasons was: Ranita Jones
Owners Present: Sign in sheet attached

MEMBER QUESTIONS OR COMMENTS: For approximately 45 minutes owners commented on the boards decision to discontinue the Camden County Sheriff's Contract. Several owners commented they felt the additional CCSO presence in the Community deters crime and how the POA paying for "additional law enforcement" improves response time. Comments were made regarding impact data and the need for transparency. A comment was also made that all tax payers pay for the services of the Sheriff's Office and not realizing why Four Seasons owners would pay for their services through their POA assessments as well. Lt. Elkin stated the Sheriff's Office currently has 8 officers in the Horseshoe Bend/Shawnee Bend Zone, without the additional contract with the POA, the officers will be reduced to 3-4 officers. Mrs. Bustin acknowledged that all the comments were good input and the Board will be meeting to discuss options to address the concerns of the membership. The outcome will be communicated.

APPROVAL OF MINUTES: Ms. Moe made a motion to approve the September 18, 2023 minutes as submitted. Mr. Forti seconded the motion. The motion carried. Ms. Moe made a motion to approve the November 13, 2023 minutes as submitted. Mr. Forti seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Hymes presented the October 2023 financials and reported nothing was out of the ordinary. New bank signature cards need to be signed and submitted to the bank.

Sheriff: Lt. Elkin provided a report and stated that October is typically the time of year where they start to slow down compared to the summer months. Reported categories were down in October compared to September. However, 2022 compared to 2023 stats for call for service and arrests were up for the month.

Village of Four Seasons:

Mrs. Jones stated the Village of Four Seasons reduced the amount of funds they contributed from prior years for the USDA deer harvest. ARPA funds will be used for new storm sirens with voice activation at 2 new locations for a total of 4 sirens. The Village will continue with the Sheriff's contract. The Village of Four Seasons has an Ordinance on Short Term Rentals (STR), Mrs. Jones is getting the word out to realtors and STR management companies. Mrs. Jones asked that MAM also inform owners to reach out to the Village of Four Seasons for rental regulations. Recently the Village of Four

Seasons Trustees learned they have an Ordinance on tree removal. Mrs. Jones asked that MAM employees also refer owners to them for tree removal requests. The Village of Four Seasons meets the second Wednesday of every month at 5:30 p.m.

Management: The Management Report was submitted in writing. Mr. Mitchell reported management has completed winterizing irrigation at all of the amenities and has also winterized the facilities at the amenities except the Swim and Tennis restrooms. Mr. Jerry Scheible, Dam Safety Engineer with the Missouri Department of Natural Resources, recently inspected Good Oak Lake and issued a six-month, conditional permit for Good Oak Lake Dam, noting the drought leakage has slowed down substantially. Mr. Scheible wants to re-evaluate the lake in the spring to see if the water level goes back up. DNR provided a list of qualified local engineering firms to contact to seek a second opinion on repair solutions as he doesn't think the POA is at a point of total replacement, but possibly a repair or remediation.

UNFINISHED BUSINESS: None

NEW BUSINESS

Committee Appointments

Ms. Moe made a motion to appoint the following ACC members:

- Ron Tussey, Chairman
- Chris Van Meter, Secretary
- Tom Roof, Committeeman
- David W. Halsell, Committeeman
- Greg Polowy, Committeeman
- Dennis Irwin, Committeeman
- Preston Swafford, Committeeman
- John Forti, POA Board Liaison

Mr. Torres seconded the motion. The motion carried.

Mr. Forti made a motion to appoint the following Social Committee members:

- Debbie Bick
- Joanne Engel
- Kris Dees
- Marilyn Allen
- Donna Green
- Jennifer Reahr
- Julie Van Meter
- Sue Drake
- Patti Cook
- Maggie Moe, Board Liaison
- Mary Bustin, Board Liaison

Ms. Moe seconded the motion. The motion carried.

Roadside common area: The owner of 235 Grand Point 1 requested to purchase the roadside common area off of Grand Point Blvd for the purpose of installing a drive from Grand Point Blvd. rather than from Grand Cove Rd. This request is consistent with other homes built in the neighborhood. Mr. Forti made a motion to approve the sale at .30 cents per sq ft. Mr. Torres seconded the motion. The motion carried.

COMMUNICATONS:

Mrs. Bustin asked management to increase communications on the Brivo app amenity access.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 10:01 a.m. to go into Executive Session. Mr. Forti seconded the motion. The motion carried.

READJOURNMENT: The meeting was readjourned at 12:28 p.m. The members heard an owners appeal regarding the ACC's disapproval of a house plan at 1002R HI. It was the consensus of the Board to uphold the ACC's decision to disapprove house plans. However, suggestions were made on how to design the house to be harmonious with the neighborhood.

The Board discussed the owners desire for reconsideration of the CCSO contract and a meeting will be scheduled with a group from Camden County to discuss options.

ADJOURNMENT: Mr. Torres made a motion to adjourn the meeting at 12:31 p.m. Mr. Forti seconded the motion. The motion carried.

Respectfully Submitted,

Della Miller

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