

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
December 18, 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, John Forti, Christophe Torres and Maggie Moe. Kurt Kuhlmann attended via Zoom. Absent: 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 (CCSO) was: Lt. Jim Elkin and Sgt. Abe Schilling  
Representing the Village of Four Seasons was: Ranita Jones  
Owners Present: Richard Ott, Joe Harvey, Jim Schrimpf, Barry Lowe and Tristan Stone.

**MEMBER QUESTIONS OR COMMENTS:** Mr. Ott asked about the cost to build the Aquatic Center and the terms of the loan. Mrs. Bustin answered the cost is 4.5 million. The first 6 years of loan is 3.5% locked and the interest rate can change in year 6 and year 11, but not more than 5%. The term of the loan is 15 years.

Mr. Schrimpf stated he will meet with WTA for questions regarding the financial as it relates to bad debit.

Mr. Harvey stated he's interested in the status of Good Oak dam.

Mr. Lowe asked if an agreement has been made regarding the CCSO agreement. Mrs. Bustin stated the POA proposed an agreement for \$100,000 for additional law enforcement and reduced services. The Commission will review at their meeting tomorrow.

Mr. Stone stated there is a need for CCSO to direct traffic at the Duckhead stoplight. Lt. Jim Elkin replied, due to the new, high-tech sensors that monitor and adjust the traffic lights based on traffic volume, maned traffic control is not needed.

**APPROVAL OF MINUTES:** Ms. Moe made a motion to approve the November 20, 2023 minutes as submitted. Mr. Torres seconded the motion. The motion carried.

## **REPORTS**

**Financials:** Mrs. Gump presented the November 2023 financials and reported nothing was out of the ordinary. 1.08 million as prepaid for 2024. The last draw down for the pool has been taken.

**Sheriff:** Lt. Elkin provided a report and stated that November was a typical month for this time of year. Calls were down from October. Some calls in the POA included: 2 emotionally disturbed persons, 1 domestic disturbance. 1 property damage, 1 drug arrest and 5 DWI arrests.

### **Village of Four Seasons:**

Mrs. Jones reported the Trustees approved the Use tax to be on the April ballot. The agreement with the Village and County on maintaining the hiking and biking path (county easement )has not been made. The storm sirens at the Lodge of Four Seasons road access will need to be signed by the Brown's. The Village will allow for public input on license plate cameras at their meeting in January. 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. Mrs. Miller reported a group at Osage Vistas would like to organize a regularly scheduled group to play poker starting at 6:00 p.m. the first, second and third Mondays of each month. There's already another group using the Community Center on the fourth Monday of each month. It was the consensus of the member to approve the request. Mr. Mitchell reported the construction of the Grand Point pool deck is coming along. The pool has been sandblasted and repairs have been made to obtain code compliance.

Mr. Mitchell reported on the Good Oak Lake Dam, the Missouri Department of Natural Resources has issued a six-month permit, after which they will re-evaluate the conditions when spring rains come and the lake level rises. Of the engineering firms provided, an engineer by the name of Cody Darr, with A Civil Group, is interested in our project and will plan to meet on-site in January.

The Aquatic Center is coming along; all windows are installed, insulation is installed, drywall installation is complete. Otko Construction projects construction of the indoor facility should be completed by February 1, 2024.

**UNFINISHED BUSINESS:** None

## **NEW BUSINESS**

**2024 Assessment Resolution** – Ms. Moe made a motion to approve the 2024 Assessment Resolution. Mr. Forti seconded the motion. The motion carried.

**Roadside common area:** The owner of 242 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. Ms. Moe seconded the motion. The motion carried.

**ADJOURNMENT:** Mr. Torres made a motion to adjourn the meeting at 9:32 a.m. Mr. Forti seconded the motion. The motion carried.

Respectfully Submitted,



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