

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
March 18, 2024**

CALL TO ORDER: Mr. John Forti called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:05 a.m. Board members present were: John Forti, Christophe Torres, Dan Bowlin. Present via Zoom: Mary Bustin and Kurt Kuhlmann. Absent: Maggie Moe.

Representing McDorman Law Office: Mike McDorman
Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Wilson Toellner, CPA were: Alaina Gump, Lindsay Kelly, and Kelly Mangold
Representing the Village of Four Seasons was: Ranita Jones
Owners Present: Rich Ott, Joe Harvey, and Dave Maupin
Lake Ozark Fire Protection District representatives – Chris L. Meve, Edward Dobson, and Brandon Pharr

MEMBER QUESTIONS OR COMMENTS: Mr. Jones inquired about the responsibility of removing expired ACC permits. Mr. Forti clarified that it is the owner's responsibility. Mrs. Miller explained that permits are often removed by ACC upon final inspection, but will inform staff to remove any expired permits still posted.

Lake Ozark Fire Protection District (LOFPD) Sales Tax Initiatives: LOFPD Representatives shared information on two sales tax initiatives. One initiative is dedicated to the Fire District and the other is dedicated to ambulance services. The initiatives aim to enhance equipment for firefighters and ambulance services. The fiscal load will be shared with visitors, tourists, and taxpayers, which will give taxpayers property tax relief. Both initiatives are seeking a one-half cent increase in the sales tax, total of 1% increase in sales tax rate within the LOFPD.

Mrs. Jones announced the Village of Four Seasons will have a use tax on the April ballot. Horseshoe Bend Special Road District will also propose to levy a tax for the maintenance of roads on Horseshoe Bend.

Mr. Harvey expressed concerns about Good Oak Lake and requested updates on dam leakage solutions.

APPROVAL OF MINUTES: Mr. Torres made a motion to approve the February 19, 2024 minutes as submitted. Mr. Bowlin seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Kelly presented February 2024 financials, indicating good budget vs actuals and payment stats.

Village of Four Seasons: Mrs. Jones provided an update on behalf of the Trustees, stating that they are still in the process of storm siren placement. The Village of Four Seasons will soon

conduct their monthly meetings in person as well as via Zoom. In addition, all meetings will be recorded. The Village is in the process of developing a tree ordinance to mirror the Four Seasons ACC guidelines. The Village is in the process of purchasing a pickleball mobile net and will design the court as a multi court for pickleball and basketball. In addition, new cameras will be installed to cover the parking lot and basketball/pickleball court area.

Mrs. Jones reported the water district is 90% completed with installing Wi-Fi meters, two trucks have been purchased to support ongoing operations. Efforts are underway to upgrade the station on Duckhead and one on Shawnee Bend. Furthermore, the road district is engaged in constructing new roads at Granda and Yonkers.

Management: The Management Report was submitted in written form. Mrs. Miller informed the group that management is in the process of preparing amenities, grounds and landscaping for season. Preparations are being made for several upcoming events. Including; Take Me Out to The Ballgame Spring Social Event on March 28th, Easter Celebration on March 30th, Spring Community Garage Sales April 19th-21st, Spring Community Clean-Up April 25th – 27th and the Block Party on June 15th, which will be a celebration of the grand opening of the Aquatic Center with an outdoor BBQ. The April 2nd election will be held at the Community Center.

Mr. Mitchell reported the Aquatic Center is making progress. Capri Pool should be done this week and they plan to pour the exterior concrete slab in a few weeks. Pool plastering is scheduled for the 2nd week of April.

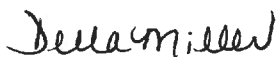
UNFINISHED BUSINESS: No new business was discussed.

NEW BUSINESS:

Discussion on 2024 Project List: Replacement combination volleyball/tennis net at Swim & Tennis Club was tabled.

ADJOURNMENT: Mr. Torres made a motion to adjourn the meeting at 9:46 a.m. for Executive Session. Mr. Bowlin seconded the motion. The motion carried.

Respectfully Submitted,



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 March 18, 2024

Maintenance – Maintenance at the amenities continues in preparation for the upcoming season. Electrical, plumbing and general carpentry work is being done at the Grand Point pool area, the campground area, the Bittersweet pool area and the Swim and Tennis facility. Materials have been ordered for the entrance sign rebuild, at the entrance of Regency Cove. In addition, we continue to assist with projects at the Aquatic Center.

Grounds and Landscaping – Bed preparation and seasonal mulching has mostly been completed at this stage, decorative rock has been delivered and will be placed throughout certain landscaped areas. Crews are scheduling for upgrades to the Grand Point entrance fountain/landscape feature.

Projects - Steady work continues at the Aquatic Center; Otke Construction now advises us they believe construction of the facility should be completed by mid-April, based on our observations and the current status, I believe a realistic completion date would be May 1st. MAM has assisted with purchasing and installing several components of the project, including drainage control, finish carpentry, cabinetry, etc.

Good Oak Lake – We are still working on scheduling Mr. Cody Darr, with “A Civil Group”, out of Columbia, Missouri, to visit the dam and work on developing a proposed solution to resolve the leakage in this dam.

2024 EVENTS

Four Seasons POA Board Meetings

3rd Monday of each month starting at 9:00 a.m. (unless otherwise advertised)

March 30 – (10 a.m. to 11:30 a.m.) Easter Celebration: POA Campground

April 2 – Election Day: Community Center

April 19 thru 21 – Spring Community Garage Sales

April 25 thru 27 – Spring Community Clean-Up

April 26 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

June 15 – Block Party

June 22 – Backup date for Block Party

June 27 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

August 6 – Election Day: Community Center

August 22 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

September 20 thru 22 – Fall Community Garage Sales

September 26 thru 28 – Fall Community Clean-Up

October 12 – (10 a.m.) Annual Owners Meeting, Community Center

October 17 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

October – Fall-fest (Date TBD)

November 5 – Election Day: Community Center

December 1 – (6 p.m. to 9 p.m.) Magic of Christmas

December 5 – (12 p.m. to 3 p.m.) Santa Babes

December 7 – (10 a.m. to 11:30 a.m.) Kids Christmas with Santa

December 19 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

Village of Four Seasons Meetings:

April 10, 2024

May 8, 2024

June 12, 2024

July 10, 2024

August 14, 2024

September 11, 2024

October 9, 2024

November 13, 2024

December 11, 2024

FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT FEBRUARY 2024

	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				97
PERMITS ISSUED	21	7	53	16																								
HOUSE	0	0	2	3																						2	45	
FENCE	0	1	3	2																						1	8	
REMODEL - SUBSTANTIAL	2	0	0	0																						1	12	
REMODEL - NON-SUBSTANTIAL	1	0	10	0																						5	28	
DEMOLITION	1	0	0	0																						0	0	
LANDSCAPING	1	3	0	5																						3	28	
LAWN MAINTENANCE	2	1	7	3																						11	83	
PAINTING	1	0	1	1																						2	36	
SIDING	6	0	5	0																						10	103	
DRIVEWAY	0	0	3	0																						5	21	
SIDEWALK	1	0	1	1																						2	18	
DRAINAGE FLUME	0	0	0	0																						0	2	
TREE REMOVAL - LIVE	0	0	2	0																						5	30	
TREE REMOVAL - DEAD	2	0	8	0																						13	131	
UNDERBRUSH LOT CLEARING	1	0	0	0																						1	15	
ROOFING	3	0	8	1																						9	75	
SWIMMING POOL	0	0	2	0																						1	6	
SEAWALL	0	0	0	0																						0	2	
RIP - RAP	0	0	0	0																						0	1	
WASTEWATER	1	1	1	0																						4	11	
TRASH ENCLOSURE	1	1	1	0																						5	37	
TOTAL PROJECTS	23	7	54	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	690		
HOME CONST. PERMITS ISSUED	HB	SB																										
"AWF"			1																									
"A"																												
"B"			1																									
"C"			2	1																								
"BWF"																												
"GC"																												
TOTAL HOME PROJECTS	2	3																										
																								TOTAL PERMITS ISSUED	97	TOTAL PROJECTS	100	

LEGEND

- H = HORSESHOE BEND PROJECTS
- S = SHAWNEE BEND PROJECTS
- AWF = "A" LOT WITH WATERFRONT PRIVILEGES
- B = "B" LOT
- C = "C" LOT
- BWF = "B" LOT WITH WATERFRONT PRIVILEGES
- GC = GOLF COURSE LOT