

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
April 22, 2024**

CALL TO ORDER: Mrs. Bustin called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:04 a.m. Present were: Mary Bustin, John Forti, Christophe Torres, Maggie Moe. Kurt Kuhlmann via zoom.

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Wilson Toellner, CPA were:, Lindsay Kelly and Kelly Mangold
Representing the Village of Four Seasons was: Ranita Jones
Owners Present: Rich Ott, Joe Harvey, Ranita Jones, Jeff McCleary, Brenda Shearrer, and Diana Closterman. Others: John Allen

MEMBER QUESTIONS OR COMMENTS: Mr. Harvey inquired about the tree cutting adjacent to the Campground on Horseshoe Bend. Mrs. Bustin clarified that the property is not in the POA's jurisdiction. Mrs. Jones stated she would investigate further as it lies within the Village of Four Seasons.

APPROVAL OF MINUTES: Mr. Forti made a motion to approve the March 18, 2024 minutes as submitted. Mr. Torres seconded the motion. The motion carried.

BOARD MEMBER RESIGNATION: Mrs. Bustin announced Dan Bowlin's resignation from the Board, leaving an open position for an appointed Board member from Porto Cima.

REPORTS

Financials: Mrs. Kelly presented the March 2024 financials, indicating favorable budget versus actuals and payment statistics. Despite a couple of negative income amounts due to canceled Brivo accounts and an overpayment, which will be resolved in April, the financials align with last year's figures. Legal fees exceeded expectations due to legal matters related to the Aquatic Center.

Village of Four Seasons: Mrs. Jones provided an update on behalf of the Trustees, stating several key updates, including; installation of storm sirens at Cornett Branch and the Dog Park, the commencement of in-person and Zoom hybrid meetings, website enhancements, as well as LED light installations, upgrades to the irrigation system, and renovations to the park restrooms.

Horeseshoe Bend Special Road District plans to discontinue text alerts due to costs, favoring phone messages and email blasts. The Water District is actively monitoring PFAS controls in the water supply.

Management: Mrs. Miller submitted the Management Report, noting ongoing preparations for amenities, grounds, and landscaping for the season. Repair work is underway for streetlight outages at Heritage Isle and South Shore Place, with Catalyst Electric providing bids for necessary repairs.

UNFINISHED BUSINESS:

Aquatic Center: Mrs. Bustin reported termination of DOCC – Otke Construction from the Aquatic Center project, citing legal constraints on disclosure. Efforts are underway to maintain subcontractor engagement, aiming for completion by Memorial Day.

Porto Cima Drive: Mrs. Miller reported that quotes are still being obtained to replace or repair Porto Cima Drive and the entrance off MM Highway. Temporary repairs will be made by 5-L Trucking while additional bids and options are sought.

Regency Cove Sign Replacement: Mr. Mitchell informed that the association is still awaiting the insurance settlement following the vehicle collision with the sign. Management will consult with the association's insurance provider for further direction. Construction of the new sign is set to begin shortly, aiming for completion by Memorial Day. During discussions, it was suggested that the lettering on the new sign should be larger than what was originally installed on the previous one.

Regency Cove Pickleball Court: During the February board meeting, management highlighted unforeseen challenges, particularly concerning significant unevenness in certain areas of the pool deck. Due to this, an accurate estimate for constructing a pickleball court couldn't be determined until the deck was removed. Mr. Mitchell provided an update, stating that although the removal of the pool deck revealed it was not as problematic as initially feared for repurposing the site for pickleball, the total cost is now expected to be approximately \$30,000 higher than originally anticipated. It was unanimously agreed by the members to fill-in the site and postpone the completion of the pickleball court, pending progress at the Aquatic Center.

Good Oak Lake: A recent inquiry to the engineer revealed that he has transitioned to a different engineering firm, causing our project to remain unscheduled. While the engineer was initially chosen from the DNR recommended list, the engineer expressed doubts about his suitability for the dam engineering work. Management will now investigate alternative engineers from the DNR referral list. Subsequently, a discussion ensued regarding the importance of promptly stabilizing the dam.

Swim and Tennis – Volleyball Net: Mrs. Miller reported quotes are being obtained for a portable volleyball net. However, so far the prices have not come in much lower than the multi-use net option. Discussion ensued. This item was tabled for additional quotes.

2024 Project List: An updated project list was provided. However, no action was taken.

NEW BUSINESS:

ACC Appointment: The ACC proposed appointing Kerry Anderson to the Committee, following a review of Kerry's bio. Mr. Forti motioned to appoint Mr. Anderson to the ACC. Ms. Moe seconded the motion. The motion carried.

Horseshoe Bend Access Roads: Bids were received for overlaying the following access roads: Snead Court: \$13,964, Nelson Court: \$6,698, and White Oak: \$17,646.43. Members agreed to table until further review of reserve amounts.

COMMUNICATIONS: Mrs. Miller provided an overview of communication channels utilized, such as Facebook, email blasts, text alerts, the website, and digital board. Policy considerations were addressed regarding the management of misinformation on platforms like NextDoor. Mrs. Jones suggested highlighting Open Projects on the website and in newsletters.

ADJOURNMENT: Mr. Torres made a motion to adjourn the meeting at 9:58 a.m. Mr. Forti 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

2121 Bagnell Dam Blvd. Lake Ozark, MO 65049 Phone: 573-552-8334 Fax: 573-552-8336 Website: www.mam-llc.com

FOUR SEASONS POA Management Report April 22, 2024

Grounds and Landscaping - The Grounds Care staff is currently working on planting perennials, turning and augmenting mulched areas, installing rubber mulch in some areas to replace the older wood mulch and enhancing amenities. We are also working with the maintenance staff to finish a major overhaul of the Grand Point entrance fountain area.

Maintenance - The Maintenance staff is de-winterizing amenities and irrigation systems throughout the community. They are also addressing necessary repairs to amenities features at Swim and Tennis Club, Bittersweet Pool and the Grand Point Pool. Maintenance has also been working to resolve plumbing and piping issues at the Grand Point entrance fountain. Looking ahead, maintenance work on the Regency Cove entrance sign will commence once amenities are open, with completion expected by May 17th.

2024 EVENTS

Four Seasons POA Board Meetings

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

- 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:

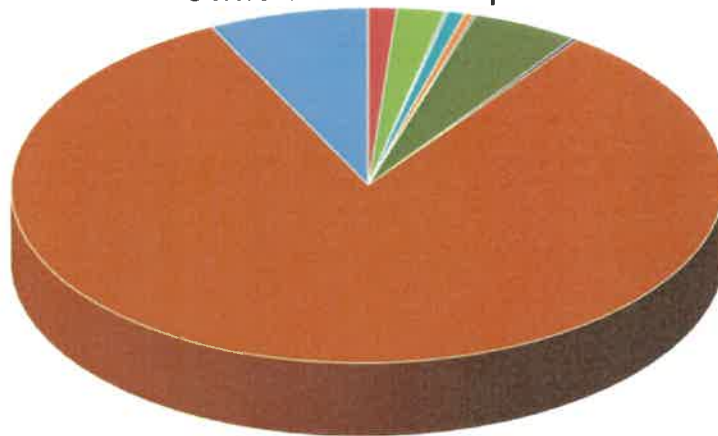
- May 8, 2024
- June 12, 2024
- July 10, 2024
- August 14, 2024
- September 11, 2024
- October 9, 2024
- November 13, 2024
- December 11, 2024

OWNERS SERVICES REPORT

February 13-April 9,2024

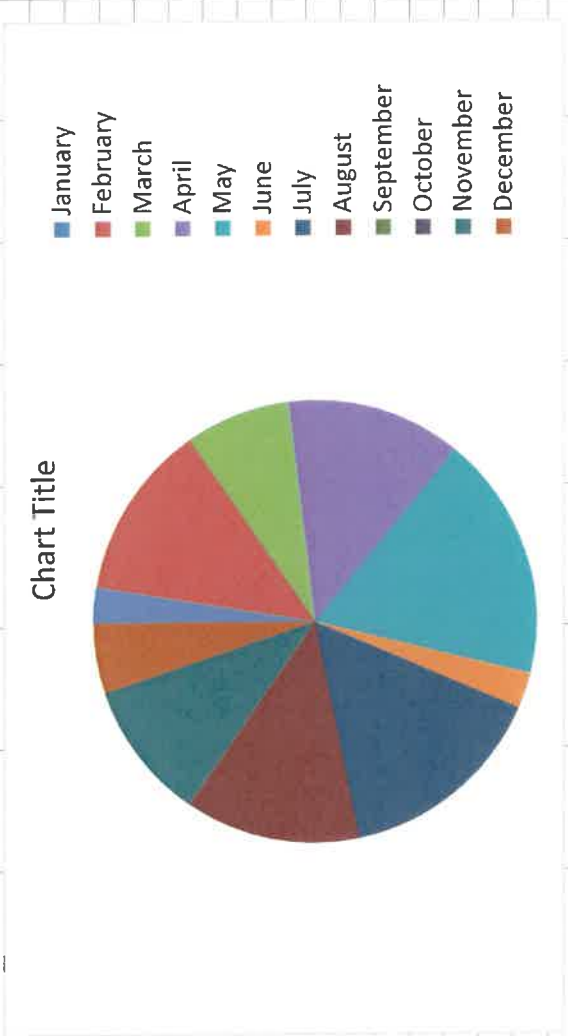
<u>CATEGORIES</u>	<u>NUMBERS</u>
TALL GRASS/LANDSCAPING	0
TRASH ENCLOSURE - PROPANE	10
TRAILERS /RV/TENT	17
TRASH/JUNK	1
SIGNS	6
INOPERABLE VEHICLES	3
HOUSE NEEDS REPAIR	0
DOG COMPLAINTS	1
ACC PERMIT CHECK	38
WASTE WATER LIGHTS	2
STORAGE	0
AMENITY CHECKS	644
CALLS/CONTACT ATTEMPTS	56
BOAT LAUNCH PERMITS	0
BOAT LAUNCH STOPS	0
OTHER	0

Owners' Services Report



- TALL GRASS/LANDSCAPING
- TRASH ENCLOSURE - PROPANE
- TRAILERS /RV/TENT
- TRASH/JUNK
- SIGNS
- INOPERABLE VEHICLES
- HOUSE NEEDS REPAIR
- DOG COMPLAINTS
- ACC PERMIT CHECK
- WASTE WATER LIGHTS
- STORAGE
- AMENITY CHECKS
- CALLS/CONTACT ATTEMPTS
- BOAT LAUNCH PERMITS
- BOAT LAUNCH STOPS
- OTHER

	A	B	C	D	E	F	G	H	I	J	K
1	COMMUNITY CENTER USAGE 2024										
2	Year Round Regularly Scheduled Groups										
3	Monday	Bridge		10am - 3pm			March	0	0		
4	Monday	Couples Canasta		6pm-9pm			April	0	0		
5	Tuesday	Canasta		10am - 2pm			May	0	4		
6	Tuesday	Bunco		6pm-9pm			June	2	12		
7	Wednesday	Canasta		10:30am - 3:30pm			July	0	17		
8	Wednesday	Poker Group		12pm - 4pm			August	0	17		
9	Wednesday	Video Exercise		10:30am-11:30am			September	0	7		
10	Friday	Video Exercise		10:30am-11:30am			October	0	3		
11							November	0	0		
12							December	0	0		
13	Partial Year Regularly Scheduled Groups										
14	Sunday-2x's month	March- Scotch									
15	October	Foursomes		2pm - 7pm				2	60		
16	Private Events										
17	January										
18	February										
19	March										
20	April										
21	May										
22	June										
23	July										
24	August										
25	September										
26	October										
27	November										
28	December										
29											
30	Total										
31											
32											
33											
34											
35											



Campground Reservations 2024

<u>Month</u>	<u># of Reservations</u>	<u># of nights</u>
March	6	42
April	11	28
May	5	22
June	6	29
July	10	32
August	2	4
September		
October		
November	CLOSED	CLOSED
December	CLOSED	CLOSED
TOTAL	40	157

Campground Reservations 2023

<u>Month</u>	<u># of Reservations</u>	<u># of nights</u>
March	3	6
April	9	23
May	26	80
June	39	114
July	43	146
August	23	68
September	27	85
October	10	20
November	CLOSED	CLOSED
December	CLOSED	CLOSED
TOTAL	180	542

KEY CARD USAGE REPORT 2024

	<u>FC</u>	<u>COM CTR</u>	<u>GP POOL</u>	<u>BS POOL</u>	<u>RGY POOL</u>	<u>ST POOL</u>	<u>TENNIS</u>
JAN	1496	175	CLOSED	CLOSED	CLOSED	8	6
FEB	1324	201	CLOSED	CLOSED	CLOSED	52	37
MAR	1371	295	CLOSED	CLOSED	CLOSED	No Results	33
APR							
MAY							
JUNE							
JULY							
AUG							
SEPT							
OCT							
NOV							
DEC							

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT MARCH 2024**

	JAN		FEB		MAR		APR		MAY		JUN		JUL		AUG		SEP		OCT		NOV		DEC		YEAR		PREV YEAR	
	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	TO DATE	PREV YTD	YEAR TOTAL	PREV TOTAL
PERMITS ISSUED	21	7	53	16	58	11																			166	118	647	
HOUSE	0	0	2	3	1	1																			7	9	45	
FENCE	0	1	3	2	1	0																			7	2	8	
REMODEL - SUBSTANTIAL	2	0	0	0	2	0																			4	1	12	
REMODEL - NON-SUBSTANTIAL	1	0	10	0	3	1																			15	6	28	
DEMOLITION	1	0	0	0	0	0																			1	0	0	
LANDSCAPING	1	3	0	5	6	0																			15	7	28	
LAWN MAINTENANCE	2	1	7	3	6	2																			21	19	83	
PAINTING	1	0	1	1	4	0																			7	2	36	
SIDING	6	0	5	0	11	3																			25	17	103	
DRIVEWAY	0	0	3	0	0	0																			3	6	21	
SIDEWALK	1	0	1	1	1	0																			4	3	18	
DRAINAGE FLUME	0	0	0	0	0	0																			0	1	2	
TREE REMOVAL - LIVE	0	0	2	0	1	1																			4	6	30	
TREE REMOVAL - DEAD	2	0	8	0	6	0																			16	15	131	
UNDERBRUSH LOT CLEARING	1	0	0	0	0	1																			2	2	15	
ROOFING	3	0	8	1	13	2																			27	14	75	
SWIMMING POOL	0	0	2	0	1	0																			3	1	6	
SEAWALL	0	0	0	0	0	0																			0	1	2	
RIP - RAP	0	0	0	0	0	0																			0	0	1	
WASTEWATER	1	1	1	0	1	0																			4	5	11	
TRASH ENCLOSURE	1	1	1	0	4	1																			8	7	37	
TOTAL PROJECTS	23	7	54	16	61	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	173	124	690		
HOME CONST. PERMITS ISSUED	HB	SB																										
"AWF"			2																									
"A"																												
"B"			1																									
"C"			3	1																								
"BWF"																												
"GC"																												
TOTAL HOME PROJECTS	3	4	4	166	TOTAL PERMITS ISSUED	166	TOTAL PROJECTS	173																				

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