

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
September 23, 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 9:01 a.m. Present were: Mary Bustin, John Forti, Maggie Moe, Christophe Torres and Kurt Kuhlmann (via Zoom).

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Wilson Toellner, CPA: Kelly Mangold. Several property owners were in attendance, including David Spence, Dave Ernst, Gloria Roling, Mark Hamilton, Ranita Jones, Tony Baldrige, and Richard Ott.

MEMBER QUESTIONS OR COMMENTS:

Mr. Baldrige provided the monthly Sheriff's report, which was also given to the Village of Four Seasons. He highlighted an increase in calls in areas outside the POA, including a large fight involving 20 people at a local bar/resort, stolen golf carts at a condo complex, and a stabbing at another bar/club. Additionally, there were 20 DWI arrests. The Village of Four Seasons Trustees have met with the new Sheriff, Chris Edgar, to discuss deterrent measures and the need for better community awareness.

Mr. Hamilton expressed concern over the number of homes under construction, noting the lack of respect for residents and the absence of trash containers, which has led to litter. He also voiced concerns about the condition of Porto Cima roads maintained by Camden County Road and Bridge. Mr. Forti responded, stating that the ACC is considering stronger measures to hold contractors accountable, including potential changes to the Builders Guide and requirements for staging plans.

Mrs. Roling agreed with Mr. Hamilton's concerns about the home construction but also praised the Board for their decision to build the Aquatic Center. She acknowledged there have been challenges but shared that the Aquatic Center was a key factor in her decision to purchase a home in Four Seasons.

APPROVAL OF MINUTES: Mr. Forti made a motion to approve the August 19, 2024 minutes as submitted. Ms. Moe seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Mangold presented the August 2024 financials, noting the current year collections are in line with the previous year. There were no questions at that time.

Village of Four Seasons: Mrs. Jones reported that the Trustees approved the 2025 USDA Deer Harvest program. The Trustees are considering plans to replace culverts and fill gaps on pedestrian pathways. Two storm sirens have been installed, with plans to install two more in key locations. The sirens will have voice capabilities, and they are working with Camden County to ensure the sirens are properly activated. A pickleball court and pavilion are planned but will likely be delayed until next year.

Management: Mrs. Miller provided a written management report. The fall garage sales took place this past weekend, and the fall clean up (dumpsters) will be held from September 26-28. Catalyst replaced the circuitry for seven light poles on South Shore Court. This was a significant project as the electrical wires had been connected directly to the transformer, causing them to short out.

Mr. Mitchell reported that the Regency Cove sign is nearing completion, with landscaping and irrigation work planned in the coming weeks.

UNFINISHED BUSINESS:

Aquatic Center – Mr. Mitchell reported the Aquatic Center is progressing well. The pool has been plastered and was filled, but mechanical issues need to be addressed before obtaining an occupancy permit from the Lake Ozark Fire Protection District. The indoor pool heater is showing an error code related to gas pressure, but the gas pressure itself is fine. The outdoor pool heater is also showing an error code related to water flow. A Pentair technician diagnosed the issues and Pentair will warranty the heaters. Efforts are being made to heat the water as soon as possible, with the HVAC company working on a temporary solution. (Note: it was later determined that the HVAC system manufacturer does not recommend a temporary solution as this would void any system warranties).

Builders Guide Modifications – The Architectural Control Committee (ACC) recommended modifications to the Builders Guide. Mr. Forti made a motion to approve the changes as submitted. Ms. Moe seconded the motion. The motion carried.

NEW BUSINESS:

Resolution on Chicken Bill – Mrs. Bustin explained a new Missouri law, effective August 28, allowing homeowners to keep up to six chickens and one chicken coop on lots of at least 2/10ths of an acre, regardless of HOA restrictions. The law allows HOA's to adopt reasonable rules regarding chicken pasturing, excluding roosters. The law does not apply to municipal ordinances on poultry. The Board of Directors and Community Associations Institute (CAI) is concerned about how the law was passed, as it was included in an omnibus bill that may violate constitutional procedures. The Board agreed to act as a plaintiff in a lawsuit against the State of Missouri, challenging the constitutionality of the process used to pass the law. The lawsuit will be funded CAI Missouri Legislative Action Committee and donations from concerned parties.

Since the law is currently in effect, management proposed a draft resolution outlining rules on chicken pasturing. Discussion ensued, and the Board decided to table the issue for further review. It was suggested to include a disclaimer in the resolution, stating that if the lawsuit is successful, the resolution will be rescinded, and chickens would need to be removed.

Request To Purchase Common Area – The owner of lots 1394 & 1395 in LaRiva Est. requested to purchase the common area that is located next to Lot 1394. After review and discussion, Mr. Forti made a motion to disapprove the request. Ms. Moe seconded the motion. The motion passed.

Use Fee Rates – The members reviewed the current and proposed Use Fees as follows:

2024 Rates

- *Community Center:*
 - 1-25, Usage Fee \$75 – Refundable Deposit Fee \$75
 - 26-70, Usage Fee \$125 – Refundable Deposit Fee \$125
 - 71-90, Usage Fee \$200 – Refundable Deposit Fee \$200
- *Fitness Center:* \$60 Per Calendar Year Per Household
- *Storage:*
 - Jet Ski - \$160
 - 11' Space - \$180
 - 14' Space - \$200

2025 Rates

- *Community Center:*
 - 1-25, Usage Fee \$100 – Refundable Deposit Fee \$100
 - 26-70, Usage Fee \$150 – Refundable Deposit Fee \$150
 - 71-90, Usage Fee \$225 – Refundable Deposit Fee \$225
- *Aquatic Center:* 25 (Max), Usage Fee \$100 – Refundable Deposit Fee \$100
- *Fitness Center:* \$65 Per Calendar Year Per Household
- *Storage:*
 - Jet Ski - \$185
 - 11' Space - \$205
 - 14' Space - \$225

Mr. Forti made a motion to approve the recommended amenity use fees, excluding the Aquatic Center event room. Mr. Torres seconded the motion. The motion carried. The use fee for the Aquatic Center event room was tabled at this time.

Proposed Pickleball Rules – An owner suggests rules for the Porto Cima Pickleball Court. Discussion ensued regarding the number of guests, booking consideration for fair usage, and the need for waivers. This item was tabled for further discussion.

ADJOURNMENT: Mr. Forti made a motion to adjourn the meeting at 10:28 a.m. Mr. Torres seconded the motion. The motion carried.

The Board entered Executive Session and reconvened at 1:48 p.m.

A&A Septic Contract: Mr. Torres made a motion to approve the proposed A&A Septic contract. Mr. Forti seconded the motion. The motion carried.

Board Member Appointments: Interviews were conducted for the appointed board member position on Horseshoe Bend and Shawnee Bend. The Board reached a consensus to appoint Dave Spence to the Horseshoe Bend position and Terry Shore to the Shawnee Bend position.

Adjourned at 1:58 p.m.

Respectfully Submitted,

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



Missouri Association Management, LLC

AAMC® Accredited Association Management Company

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FOUR SEASONS POA Management Report September 19, 2024

Project Updates

Porto Cima Street Lights:

Catalyst replaced the circuitry for seven light poles on South Shore Ct. This was a huge project as it was determined that electrical wires were connected straight to the transformer and fried the wires.

Aquatic Center:

The indoor swimming pool is filled and circulating. Capri is working to complete the final installation and testing of equipment, including; Pool Heaters, Chemical feeders and autofill equipment. Jeffries Electrical is working on completing the remaining electrical work and Hulett Heating and Cooling is finalizing the installation of the HVAC systems. I anticipate a potential opening date of Saturday, September 28th at this time.

Regency Cove Pickleball Court:

Contractors will begin work on extending the North end of the existing area in order to accommodate the full pickleball court this week. We will be removing the existing restroom structure and working on extending the existing retaining wall next and then we will prep for the pickleball court surface. We will also construct a unisex restroom facility on the south end, utilizing the existing wastewater treatment system. It is our goal to pour the concrete surface prior to the winter season.

Regency Cove Sign Replacement:

The sign construction and lettering are complete. Preparation for landscaping and irrigation along both sides of the road and around the sign is currently underway and Angie will be planting some perennial shrubbery in the next few weeks, weather permitting.

Grounds and Landscaping:

The Grounds Care staff is currently working to maintain watering schedules in light of the recent drought conditions. Fall fertilization and overseeding as necessary will begin shortly and we will be preparing areas for fall and winter dormancy by the end of October. Leaf removal will be performed after that, usually in November.

Maintenance:

Maintenance has closed the Bittersweet swimming pool, the Grand Point pool and the Swim and Tennis pool as well. The Swim and Tennis facility and Grand Point pool facility restrooms will remain open through October and will be winterized in the first week of November, along with the Campground facility bathhouse. We will be changing out banners and decorations to the fall decorations during the next two weeks.

2024 EVENTS

Four Seasons POA Board Meetings

1st Monday of each month starting at 9:00 a.m. (unless otherwise advertised)

- 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:

- October 9, 2024
- November 13, 2024
- December 11, 2024

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT AUGUST 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						
PERMITS ISSUED	21	7	53	16	58	11	47	10	55	16	54	15	53	20	40	14									490	422	647			
HOUSE	0	0	2	3	1	1	2	4	0	4	3	4	2	7	0	3									36	31	45			
FENCE	0	1	3	2	1	0	2	0	1	0	2	0	0	2	0	0									14	6	8			
REMODEL - SUBSTANTIAL	2	0	0	0	2	0	0	1	0	0	0	0	0	0	0	0									5	8	12			
REMODEL - NON-SUBSTANTIAL	1	0	10	0	3	1	1	0	3	0	2	0	0	0	4	0									25	13	28			
DEMOLITION	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0									2	0	0			
LANDSCAPING	1	3	0	5	6	0	1	2	2	0	1	0	5	0	0	1									27	20	28			
LAWN MAINTENANCE	2	1	7	3	6	2	5	0	7	2	4	0	6	1	0	0									46	54	83			
PAINTING	1	0	1	1	4	0	3	0	1	0	5	1	0	0	4	1									22	27	36			
SIDING	6	0	5	0	11	3	6	1	9	2	7	1	10	1	8	0									70	65	103			
DRIVEWAY	0	0	3	0	0	0	2	0	2	0	0	0	0	0	2	1									10	15	21			
SIDEWALK	1	0	1	1	1	0	4	0	3	2	0	0	1	1	2	1									18	13	18			
DRAINAGE FLUME	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0									1	2	2			
TREE REMOVAL - LIVE	0	0	2	0	1	1	1	0	4	0	2	1	3	2	1	3									21	20	30			
TREE REMOVAL - DEAD	2	0	8	0	6	0	6	0	16	2	13	2	11	2	7	2									77	84	131			
UNDERBRUSH LOT CLEARING	1	0	0	0	0	1	1	0	1	0	0	2	0	0	0	0									6	14	15			
ROOFING	3	0	8	1	13	2	6	2	4	2	11	2	13	5	10	2									84	45	75			
SWIMMING POOL	0	0	2	0	1	0	0	0	0	0	0	1	0	0	0	0									4	4	6			
SEAWALL	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0									1	2	2			
RIP - RAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									0	1	1			
WASTEWATER	1	1	1	0	1	0	1	0	2	0	1	0	0	1	2	0									11	8	11			
TRASH ENCLOSURE	1	1	1	0	4	1	5	0	5	1	5	1	2	1	3	1									32	20	37			
TOTAL PROJECTS	23	7	54	16	61	12	47	10	61	15	56	15	54	23	43	15	0	0	0	0	0	0	0	0	512	452	690			
HOME CONST. PERMITS ISSUED	HB	SB																												
"AWF"	1	2																												
"A"		1																												
"B"	1	7																												
"C"	7	13																												
"BWF"	1																													
"GC"		3																												
TOTAL HOME PROJECTS	10	26	TOTAL PERMITS ISSUED	490	TOTAL PROJECTS	512																								

LEGEND

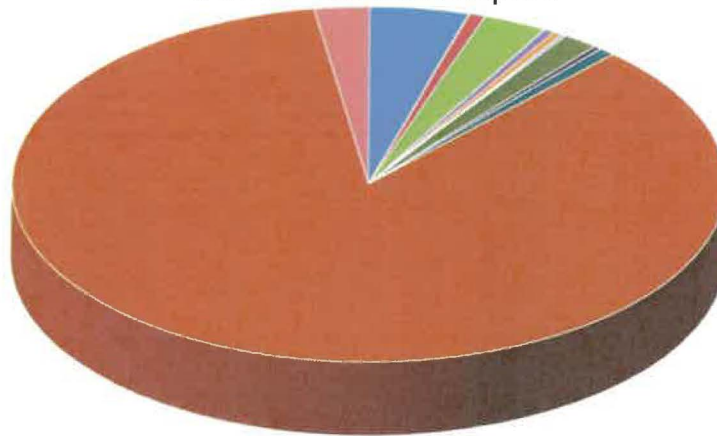
H = HORSESHOE BEND PROJECTS
 S = SHAWNEE BEND PROJECTS
 AWF = "A" LOT WITH WATERFRONT PRIVILAGES
 B = "B" LOT
 C = "C" LOT
 BWF = "B" LOT WITH WATERFRONT PRIVILAGES
 GC = GOLF COURSE LOT

OWNERS SERVICES REPORT

August 12 - September 19, 2024

<u>CATEGORIES</u>	<u>NUMBERS</u>
TALL GRASS/LANDSCAPING	37
TRASH ENCLOSURE - PROPANE	6
TRAILERS /RV/TENT	24
TRASH/JUNK	4
SIGNS	0
INOPERABLE VEHICLES	3
HOUSE NEEDS REPAIR	1
DOG COMPLAINTS	1
ACC PERMIT CHECK	13
WASTE WATER LIGHTS	3
STORAGE	6
AMENITY CHECKS	703
BRUSH DUMP STATION	0
CALLS/CONTACT ATTEMPTS	21
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
- BRUSH DUMP STATION
- CALLS/CONTACT ATTEMPTS
- BOAT LAUNCH PERMITS
- BOAT LAUNCH STOPS
- OTHER

Builder's Guide Changes- 8/20/2024

New Home Construction permit lengths and damage deposit/performance bond fees will be determined by total sq. footage under roof including garage.

- Up to 2500 sq. ft will have a one-year permit length, a \$600.00 permit fee and a \$5,000.00 damage deposit/performance bond.
- 2501 to 5000 sq. ft. will have an eighteen-month permit length, a \$1,000.00 permit fee and \$7,500.00 damage deposit/performance bond.
- 5001 to 8000 sq. ft. will have a 2-year permit length, a \$1500.00 permit fee and \$10,000.00 damage deposit/performance bond.
- 8001 sq ft and above will be defined as a jumbo project and will be assessed on a case by case basis to determine the size, scope, and complexity of the project. The ACC as a group will determine the length of the permit based on owner/contractor input and other factors. The ACC will determine permit cost and damage deposit/performance bond. (Damage Deposit of \$2.00 per sq. ft. Permit Fee 2.5 yr \$2,000.00, 3 = \$3,000.00, 4yr = \$4,000.00)
- A project's permit length will start upon the project site being cleared. Contractors will be required to notify the administrative staff when they start clearing the project site.

A permit extension must be accompanied by a written explanation about why it isn't finished and a reasonable timeline for completion. The ACC will review the explanation and timeline and determine the new expiration date. Any further extensions will likely result in the forfeiture of the damage deposit/performance bond and require the resubmittal of the permit fee and damage deposit/performance bond. **This will be required for any permit that requires a permit fee and/or damage deposit/performance bond.**

Permit extensions will cost \$500.00 per month for 1-3 months, \$1,000.00 per month for 3-6 months.

The damage deposit/performance bond for Substantial Remodels will be increased to \$2,500.00.

- Houses with 5 bedrooms or more will require a double trash enclosure.

- The minimum parking area for any new home will be 600 sq. ft excluding garage. Any home with more than 4 bedrooms will require an additional 200 sq. ft. parking per bedroom.
- The contractor/owner is required to fill out and sign a staging plan.
- The Staging plans will need to be reviewed by the ACC along with the house plans.
- Increase the fee for extensions on no cost permits from \$25.00 to \$50.00.
- A contractor/owner shall be limited to two (2) projects at one time if they are not a **Contractor in Good Standing**.
- Definition of a **Contractor in Good Standing**- A contractor will be considered in good standing if they haven't had any stop work orders levied against them in the last 24 months and hasn't had a permit extension.
- Stop work order fines will be levied per contractor not per project. First stop work order, no charge. Second stop work order \$500.00. Third stop work order and each subsequent \$1,000.00. Fines will be levied if work continues while a stop work order is in effect. The fine will be \$500.00 per day that work continues.
- Builders that have had more than one stop work order will be charged an extra \$1000.00 damage deposit per stop work order on their next project that requires a damage deposit and will be limited to 2 projects for the following 24 months.
- The Architectural Control Committee reserves the right to require that a contractor/owner verify the safety of his construction, if there is any evidence indicative of failure, at their own expense.
- Any retaining walls that exceed 4' in height will need to be approved by the appropriate entity, such as Camden County Planning and Zoning or the Village of Four Seasons, etc.
- A contractor will be given two hours to start cleaning the road if there is an excessive amount of debris, as determined by the ACC Administrative Staff. The POA will clean up at the owner's expense if they haven't started cleaning within the allotted time. The expense of cleaning will be deducted from the damage deposit/performance bond. A stop work order will be issued. The stop work order will be removed once the damage deposit/performance bond is replenished to the original amount.