

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
November 18, 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, Maggie Moe, Dave Spence, Terry Shore, and Kurt Kuhlmann (via Zoom).

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell

Representing Anchor Point Advisory Group (formerly Wilson Toellner, CAP): Alaina Gump and Kelly Mangold.

Legal Counsel: Mike McDorman

Property Owners: Ranita Jones, Richard Ott, and Dave Maupin.

**MEMBER QUESTIONS OR COMMENTS**

Mrs. Jones expressed concerns about the ACC permit fee increase, questioning if the new fee structure might negatively affect building.

- Mrs. Bustin explained the fee structure.
- Mr. Forti added that the fees are designed to encourage contractors to act responsibly.

Mrs. Jones also raised concerns requiring additional parking for renovation projects.

- Mr. Forti clarified that the ACC aims to address the issue of large houses with insufficient parking, which forces vehicles onto the streets. For example, a five-bedroom home must have parking for more than two cars. Additionally, the ACC requires trash enclosures to accommodate at least two trash cans for larger homes.

Mr. Maupin noted that the developer-installed light poles on Terry Road off Carol Road are not incurring electric expenses. He requested the Association cover the costs.

- Mr. Miller explained that when the developer installed the lights and entrance sign/monument, the POA approved the improvements on the condition that maintenance and expenses remain the developer's responsibility, recommending the developer form a small association to handle the upkeep.
- The Board agreed to consider this request as a specific assessment for the homes on Terry Road during the 2026 budget planning.

**APPROVAL OF MINUTES**

Ms. Moe made a motion to approve the September 23, 2024, minutes as submitted. Mr. Forti seconded the motion. The motion carried.

**REPORTS**

**Financials:**

Mrs. Mangold presented the October 2024 financials, noting the current-year collections align with the previous year. Mr. Spence inquired about the Accounts Receivable Detail report, questioning realistic recoveries. Discussion ensued regarding the Collection Policy.

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

Mrs. Jones reported on following:

- The Emergency Preparedness meeting was successful.
- A pavilion will be constructed on the cleared lot adjacent to the Village Hall.
- Work continues with the USDA on Deer Harvest program.
- Collaboration with Camden County to overlay the GIS zoning map, to include commercial property, is ongoing.

### **Management:**

Management provided a written management report noting:

Upcoming events:

- *Magic of Christmas*: December 1
- *Santa Babes*: December 5
- *Kids Christmas with Santa*: December 7
- *Red Cross Blood Drive*: December 19

Maintenance updates: Winterizing amenities and cleaning up trash around Tree Line Lake and Autumn Lake.

### **UNFINISHED BUSINESS**

#### **Aquatic Center Event Room Reservation Use Fee Rates:**

The proposed agreement for private party use was reviewed as follows:

- *Maximum 25 guests (adults and children):*
  - Nonrefundable Usage Fee: \$150
  - Refundable Deposit Fee: \$100
  - Time Slots: 10:00 a.m. – 12:00 p.m. or 2:00 p.m. – 4:00 p.m.
- *Meetings (No Pool Use): Maximum 25 guests (adults and children):*
  - Nonrefundable Usage Fee: \$100
  - Refundable Deposit Fee: \$100

Mr. Forti made a motion to approve the agreement as submitted. Ms. Moe seconded the motion. The motion carried.

The Board agreed to maintain the pool temperature at 84 degrees F and the room temperature at 80 degrees F.

#### **Resolution on Chicken Bill:**

The draft resolution, previously tabled, was reviewed with recent suggestions. Discussion focused on waste disposal options and coop roof styles/materials. The matter was tabled for further research.

## **NEW BUSINESS**

### **Election of Officers:**

- **President:** Ms. Moe nominated Mary Bustin, and she accepted. Mr. Forti seconded. The motion carried.
- **Vice President:** Mr. Kuhlman nominated John Forti, and he accepted. Mrs. Bustin seconded. The motion carried.
- **Treasurer:** Mrs. Bustin nominated Mr. Spence, and he accepted. Mr. Forti seconded. The motion carried.
- **Secretary:** Mr. Forti nominated Ms. Moe, and she accepted. Mrs. Bustin seconded. The motion carried.

## **COMMITTEE APPOINTMENTS**

### **Architectural Control Committee (ACC)**

Mr. Forti made a motion to approve the attached list of ACC members. Ms. Moe seconded the motion. The motion carried.

Mr. Shore and Mr. Forti agreed to serve as a Board Member liaisons for the ACC.

### **Social Committee**

Mr. Forti made a motion to approve the attached list of Social Committee members. Mrs. Bustin seconded the motion. The motion carried.

Ms. Moe and Mrs. Bustin agree to serve as Board Member liaisons for the Social Committee.

## **2025 ASSESSMENT RESOLUTION**

Ms. Moe made a motion to approve the 2025 Assessment Resolution as submitted. Mr. Forti seconded the motion. The motion carried.

## **COMMUNITY CENTER CARPET**

The community center carpet is scheduled for replacement in the 2025 reserves study. Mr. Mitchell reported that the first bid, totaling \$7,100, had been received, and additional bids are being sought. The ideal time for replacement is during the deep clean scheduled for the first week of January 2025. After discussion, Mr. Spence made a motion to approve the carpet replacement, not to exceed \$8,000. Ms. Moe seconded the motion. The motion carried.

## **REQUEST TO PARK COMMERCIAL VEHICLE AT RESIDENCE**

The owner of 664 CC3 requested permission to park a work/commercial truck at their residence. After discussion, Mr. Forti made a motion to approve the request, provided the vehicle is parked on a hard surface. Ms. Moe seconded the motion. The motion carried.

## **REQUEST TO PURCHASE COMMON AREA**

### **Disapproved Requests**

Mrs. Bustin made a motion to disapprove the following requests due to a lack of demonstrable hardship:

- 453 PP3
- Common area on Commanche Rd
- 1394 & 1395 in LaRiva Est.

Ms. Moe seconded the motion. The motion carried.

**241 GP1**

The Board reached a consensus to disapprove this request until the owner is ready to build on the lot.

**225 KP1**

The Board reached a consensus to disapprove this request but agreed to grant the following easements:

- A written easement for the driveways on lot 225 KP1 and 225A KP1.
- An easement allowing the dock on lot 225 KP1 to encroach on the easement lot line extended lakeward, provided the dock remains in its current location and does not extend further onto the easement frontage.

**ADJOURNMENT:**

Mr. Forti made a motion to adjourn the meeting at 10:46 a.m. Ms. Moe seconded the motion. The motion carried.

The Board entered Executive Session and reconvened at 12:32 p.m.

**REQUEST FOR EXCEPTION OF NEW RE-PLAT ASSESSMENT FEE**

Mr. Forti made a motion to uphold the current re-plat assessment fee Ms. Moe seconded the motion. The motion carried.

**NOTE:** There will not be a Board Meeting in December, 2024.

Adjourned at 12:48 p.m.

Respectfully Submitted,

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