

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
January 20, 2025**

**CALL TO ORDER**

Mrs. Bustin called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:02 a.m.

Present were: Mary Bustin, John Forti, Maggie Moe, Kurt Kuhlmann, and Dave Spence (via Zoom).

Absent: Terry Shore

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 Joe Harvey

**MEMBER QUESTIONS OR COMMENTS**

Mr. Harvey inquired about status of the leak at the Good Oak Lake dam. Mrs. Miller reported that Bart Korman of Lewis-Bade, Inc. agreed to conduct a site visit and provide a letter outlining options to address the issue. His recommendation would not constitute a repair design or permit application. Mr. Korman noted that the dam repairs can be costly and may not always guarantee full success. His recommendation, submitted late last year, was initially tabled.

Discussion ensued regarding repairs that have been made, including the application of bentonite and grout injection. Previous repair recommendations included draining the lake, removing the existing dam to reconstruct it, or installing a seepage barrier through the dam, with cost estimates ranging from \$1 million to \$2 million. Efforts to engage engineers from the DNR-provided list were largely unsuccessful, as many were either unavailable or unwilling to take on the project.

Mrs. Bustin assured Mr. Harvey the board doesn't intend to abandon the situation and agreed the lower water level would be a good time to inspect and repair the dam more effectively.

**APPROVAL OF MINUTES**

Ms. Moe made a motion to approve the November 18, 2024, minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

**REPORTS**

**Financials:**

Mrs. Mangold presented the December 2024 financials, noting the current-year assessment payments align with the previous year. Mrs. Gump reported that \$2.3 million of 2025 assessments were collected by the end of 2024.

**Village of Four Seasons:**

Mrs. Jones reported on following:

- Construction of a pavilion is underway on the lot adjacent to the Village Hall.
- Planning and Zoning approved the rezoning of the property next to The Havens from commercial to multi-family.

- A public meeting, sponsored by local realtors, will be held on February 18 at 6:00 p.m. at the Camdenton School Little Theater. The meeting will address FEMA's revised Flood Plan, which increases flood levels and mandates flood insurance. The current plan is set at 3 feet above the top of the dam, which is excessive.
- The Village of Four Seasons renewed its contract with Camden County Sheriff's Office.
- Sergio's on the Bend has closed, and efforts are underway to attract a new business to generate revenue.

### **Management:**

Management provided a written management report noting:

- Parking lots were cleared and maintained during recent winter storms.
- Holiday decorations have been removed.
- Equipment is being serviced in preparation of spring.
- The Regency Cove Pickleball Court has been roughed in, with posts set. Work will continue as weather permits.
- The managed deer hunt ended January 15<sup>th</sup>.
- The USDA will utilize POA common areas to facilitate their managed deer harvest, funded by the Village of Four Seasons. Baiting will begin on January 29<sup>th</sup>, with the first night of deer management scheduled for February 4-6.

### **UNFINISHED BUSINESS**

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

The draft resolution, previously tabled, was reviewed with recent suggestions. Mr. Forti made a motion to approve the resolution as submitted. Ms. Moe seconded the motion. The motion carried.

*Note:* The lawsuit challenging the Chicken Bill was filed in Cole County and is awaiting judicial assignment

#### **REQUEST TO PURCHASE ACCESS**

Owner of 332 PP2 requested a reconsideration of a previously disapproved request to purchase the access area to their existing driveway. Mr. Forti made a motion to disapprove the request. Ms. Moe seconded the motion. The motion carried.

**NEW BUSINESS:** There was no business.

#### **ADJOURNMENT:**

Mr. Forti made a motion to adjourn the meeting at 9:43 a.m. Ms. Moe seconded the motion. The motion carried.

Respectfully Submitted,

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



# 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 January 20, 2025

**Maintenance** – Although inclement weather delayed the start of maintenance at the Community Center/Fitness Center, work is now complete on all routine items. All holiday decorations have been removed and stored for the season and all winterization projects are complete. Maintenance will begin servicing apparatus at the amenities such as; playground equipment inspections, facilities repairs, lighting inspections and replacements, etc.

**Grounds and Landscaping** – Winter clean-up and planting bed preparations are complete. Crews are scheduling for the purchase of materials for spring garden bed areas and we will be applying a winter fertilization to turf areas in early February.

**Projects** – Regency Cove Pickleball Court: All grading and dirt work has been completed, all concrete has been poured, the Pickleball court posts have been set and we are scheduling the construction framing of the bathroom as soon as possible, weather permitting. Once the weather reaches a point where we can apply the surface coating for the court and the fencing is installed, owners will be able to enjoy this amenity.

**Courtesy Calls:** We are in the process of making courtesy calls to owners delinquent for the current year. Owners will be informed that their account will be subject to a lien if not paid by March 1<sup>st</sup>.

### Managed Deer Hunt:

USDA – Deer Harvest: Although the POA will not be financially contributing to the USDA hunt this year, we did offer to allow them to use POA resources. USDA will start baiting on January 29<sup>th</sup>. The first night of deer management will be February 4<sup>th</sup>. They will be working February 4, 5, and 6<sup>th</sup>.

### Upcoming Events:

#### January 2025

- 20<sup>th</sup> – Board Meeting @ 9:00 a.m. – Community Center
- 21<sup>st</sup> – ACC Meeting @ 8:00 a.m. – MAM Office

#### February 2025

- 4<sup>th</sup> – ACC Meeting @ 8:00 a.m. – MAM Office
- 12<sup>th</sup> – Work Session – MAM Office
- 12<sup>th</sup> – Village of Four Seasons Meeting @ 5:30 p.m. – Village Hall
- 13<sup>th</sup> – HBSRD @ 8:00 – HBSRD – Canceled
- 17<sup>th</sup> – Board Meeting @ 9:00 a.m. – Community Center
- 18<sup>th</sup> – ACC Meeting @ 8:00 a.m. – MAM Office
- 27<sup>th</sup> – Blood Drive @ 12:00 p.m. – 5:00 p.m. – Community Center

## FOUR SEASONS LAKESITES POA ARCHITECTURAL CONTROL COMMITTEE STATUS REPORT DECEMBER 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				
<b>PERMITS ISSUED</b>	21	7	53	16	58	11	47	10	55	16	54	15	53	20	40	14	60	9	65	17	32	15	23	7	718	647	647	
HOUSE	0	0	2	3	1	1	2	4	0	4	3	4	2	7	0	3	2	1	0	3	2	2	0	2	48	45	45	
FENCE	0	1	3	2	1	0	2	0	1	0	2	0	0	2	0	0	3	0	1	0	0	2	0	1	21	8	8	
REMODEL - SUBSTANTIAL	2	0	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	0	8	12	12	
REMODEL - NON-SUBSTANTIAL	1	0	10	0	3	1	1	0	3	0	2	0	0	0	4	0	1	0	4	0	1	0	1	0	32	28	28	
DEMOLITION	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3	0	0	
LANDSCAPING	1	3	0	5	6	0	1	2	2	0	1	0	5	0	0	1	1	0	2	2	2	3	2	0	39	28	28	
LAWN MAINTENANCE	2	1	7	3	6	2	5	0	7	2	4	0	6	1	0	0	4	0	6	2	1	0	0	1	60	83	83	
PAINTING	1	0	1	1	4	0	3	0	1	0	5	1	0	0	4	1	1	0	4	1	0	0	0	0	28	36	36	
SIDING	6	0	5	0	11	3	6	1	9	2	7	1	10	1	8	0	6	1	12	1	3	1	9	0	103	103	103	
DRIVEWAY	0	0	3	0	0	0	2	0	2	0	0	0	0	0	2	1	7	1	2	0	2	1	0	0	23	21	21	
SIDEWALK	1	0	1	1	1	0	4	0	3	2	0	0	1	1	2	1	0	0	2	0	1	2	0	1	24	18	18	
DRAINAGE FLUME	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	3	2	2	
TREE REMOVAL - LIVE	0	0	2	0	1	1	1	0	4	0	2	1	3	2	1	3	6	2	1	2	5	1	2	1	41	30	30	
TREE REMOVAL - DEAD	2	0	8	0	6	0	6	0	16	2	13	2	11	2	7	2	9	2	10	2	6	1	1	0	108	131	131	
UNDERBRUSH LOT CLEARING	1	0	0	0	0	1	1	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	1	0	7	15	15	
ROOFING	3	0	8	1	13	2	6	2	4	2	11	2	13	5	10	2	19	1	17	5	3	0	7	1	137	75	75	
SWIMMING POOL	0	0	2	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	6	6	6	
SEAWALL	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	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	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	1	0	4	0	4	0	0	0	20	11	11	
TRASH ENCLOSURE	1	1	1	0	4	1	5	0	5	1	5	1	2	1	3	1	1	0	1	0	4	2	0	0	40	37	37	
<b>TOTAL PROJECTS</b>	<b>23</b>	<b>7</b>	<b>54</b>	<b>16</b>	<b>61</b>	<b>12</b>	<b>47</b>	<b>10</b>	<b>61</b>	<b>15</b>	<b>56</b>	<b>15</b>	<b>54</b>	<b>23</b>	<b>43</b>	<b>15</b>	<b>63</b>	<b>10</b>	<b>66</b>	<b>18</b>	<b>35</b>	<b>17</b>	<b>24</b>	<b>7</b>	<b>752</b>	<b>692</b>	<b>692</b>	
<b>HOME CONST. PERMITS ISSUED</b>	<b>HB SB</b>																											
"AWF"	3	4																										
"A"		1																										
"B"	2	12																										
"C"	8	14																										
"BWF"	1																											
"GC"		3																										
<b>TOTAL HOME PROJECTS</b>	<b>14</b>	<b>34</b>	<b>TOTAL PERMITS ISSUED</b>		<b>718</b>		<b>TOTAL PROJECTS</b>		<b>752</b>																			

**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

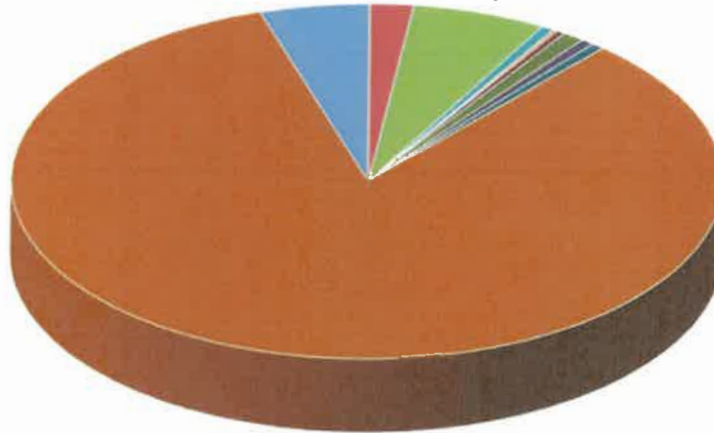


# OWNERS SERVICES REPORT

## November 13, 2024 - January 15, 2025

<u>CATEGORIES</u>	<u>NUMBERS</u>
TALL GRASS/LANDSCAPING	0
TRASH ENCLOSURE - PROPANE	10
TRAILERS /RV/TENT	31
TRASH/JUNK	0
SIGNS	3
INOPERABLE VEHICLES	1
HOUSE NEEDS REPAIR	0
DOG COMPLAINTS	2
ACC PERMIT CHECK	5
WASTE WATER LIGHTS	3
STORAGE	3
AMENITY CHECKS	423
CALLS/CONTACT ATTEMPTS	25
BOAT LAUNCH PERMITS	0
BOAT LAUNCH STOPS	0
OTHER	0

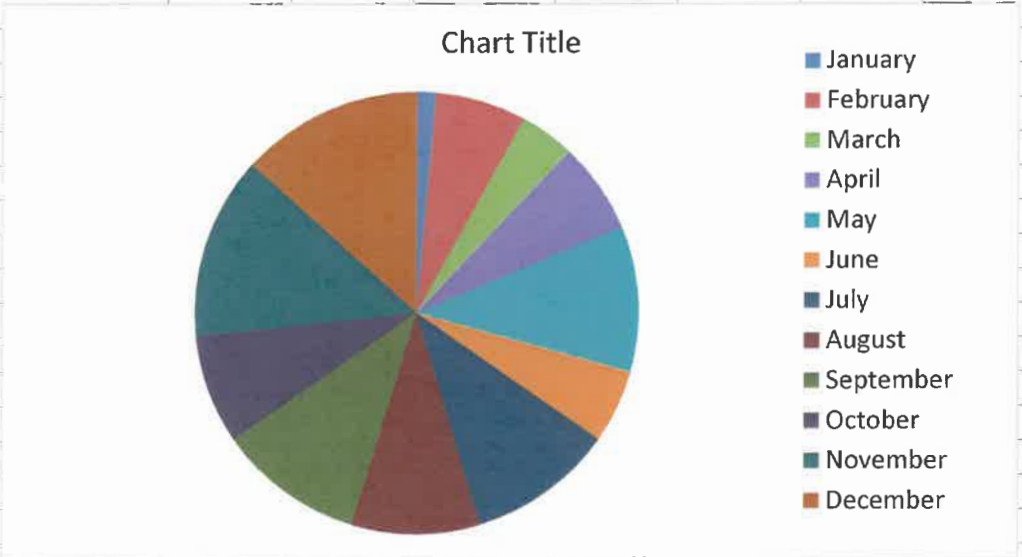
Owners' Services Report



- |                          |                             |
|--------------------------|-----------------------------|
| ■ 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	<b>COMMUNITY CENTER USAGE 2024</b>						<b>PAVILION RESERVATIONS</b>					
2	<b>Year Round Regularly Scheduled Groups</b>							<b>2024</b>	<b>2023</b>			
3	Monday	Bridge		10am - 3pm			March	0	0			
4	Monday	Couples Canasta		6pm-9pm			April	0	0			
5	Tuesday	Canasta		10am - 2pm			May	5	4			
6	Tuesday	Bunco		6pm-9pm			June	15	12			
7	Wednesday	Canasta		10:30am - 3:30pm			July	11	17			
8	Wednesday	Poker Group		12pm - 4pm			August	17	17			
9	Wednesday	Video Exercise		10:30am-11:30am			September	4	7			
10	Friday	Video Exercise		10:30am-11:30am			October	2	3			
11							November	0	0			
12	<b>Partial Year Regularly Scheduled Groups</b>						December	0	0			
13	Sunday-2x's month March-October	Scotch Foursomes		2pm - 7pm			<b>TOTAL</b>	54	60			
14												
15												
16	<b>Private Events</b>		<b>2024</b>	<b>2023</b>								
17	January		1	4								
18	February		5	8								
19	March		3	6								
20	April		5	9								
21	May		8	11								
22	June		4	8								
23	July		8	10								
24	August		7	3								
25	September		8	8								
26	October		6	4								
27	November		10	9								
28	December		10	13								
29												
30	Total		75	93								
31												
32												
33												
34												
35												



## Campground Reservations 2024

<u>Month</u>	<u># of Reservations</u>	<u># of nights</u>
March	6	42
April	17	48
May	14	66
June	31	98
July	40	154
August	25	100
September	19	69
October	9	24
November	CLOSED	CLOSED
December	CLOSED	CLOSED
TOTAL	161	601

## 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>	<u>AQUATIC POOL GATE</u>	<u>AQUATIC INDOOR</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	1364	288	CLOSED	CLOSED	CLOSED	133	55		
MAY	1520	295	166	209	CLOSED	674	98		
JUNE	1654	316	300	992	CLOSED	1266	102		
JULY	1803	497	342	627	CLOSED	691	144	288	
AUG	1491	319	258	414	CLOSED	558	68	711	
SEPT	1218	291	78	40	CLOSED	220	52	188	
OCT	1123	287	CLOSED	CLOSED	CLOSED	CLOSED	29	CLOSED	NOT OPEN YET
NOV	1110	227	CLOSED	CLOSED	CLOSED	CLOSED	21	CLOSED	637
DEC	1200	209	CLOSED	CLOSED	CLOSED	CLOSED	11	CLOSED	459

