

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
March 16, 2026**

I. CALL TO ORDER

Mr. Forti called the meeting to order at 9:02 a.m. at the Four Seasons Aquatic Center Conference Room at 2730 Horseshoe Bend Parkway, Four Seasons, MO.

Board Members Present: John Forti, Kurt Kuhlmann, Maggie Moe, Marilyn Allen, Terry Shore, and Dave Spence (via Zoom).

Management: Della Miller and Russell Mitchell

Anchor Point: Alaina Gump and Kelly Mangold

Legal: Michael McDorman, McDorman Law Office

Owners: Ranita Jones, Fran Ellison, Dave Maupin, and Joe Harvey

Guest: Camden County Commissioner Candidate Nick Sherrell

II. MEMBER QUESTIONS OR COMMENTS

Fran Ellison addressed the Board regarding the temperature of the pool. She stated that, based on her personal thermometer, the pool is at 82 degrees and believes it should be sat at 86 degrees or higher. Discussion followed.

Joe Harvey inquired about the status of Good Oak Lake. Mr. Mitchell stated that the bentonite application has been completed.

Dave Maupin asked the Board to consider taking over the Terry Road streetlights, including paying for the electricity and specifically assessing the benefiting owners. Mr. Forti explained the Board's position at the time of development, noting that the developer was responsible for creating an association for the Terry Ridge community to manage the streetlights, entrance monument, and landscaping. The Board will discuss this matter further.

Ranita Jones suggested that the Board consider adding landscaping to the roadside embankment between the road and the aquatic center. She also stated that she is not upset with Owner Services but expressed concern that, in her opinion, responses are not always timely. Discussion ensued regarding processes and procedures, including expired permits. A recommendation was made to use red print for expiration dates on permits. Ms. Jones also addressed several specific permits.

Camden County Commissioner Candidate Nick Sherrell introduced himself and shared his goals, expressing appreciation for the community's support in his campaign to serve Camden County.

III. APPROVAL OF MINUTES

Mrs. Moe made a motion to approve the January 26, 2026 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

IV. REPORTS

A) Financials

Alaina reported that the February financials are in good condition and discussed current investments.

B) Village of Four Seasons

It was reported that the generator and sirens are operational; however, the public announcement system still needs to be set up and may not be completed until late summer or early fall. An application has been submitted for a new Village Hall sign. Work is ongoing on the walking trail, including planned repairs. Cameras and grills are being installed at pavilion and park areas. The USDA cull resulted in the removal of 65 deer. The Village has hired a landscape consultant. The Planning and Zoning and Adjustment Committees are seeking members, and applications are available at Village Hall. Upgrades to Trillium Park are planned for this spring.

C) Management

The management report was submitted in writing. Mrs. Miller reported that maintenance and grounds staff are in the process of seasonal preparation. Russ informed the Board of the algae treatment plan for Tree Line Lake, which has been approved by the Missouri Department of Natural Resources (DNR). The plan requires water sampling every 60 days with reports submitted to the DNR, followed by sampling every six months thereafter.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) Board of Directors – Meeting Schedule

Mr. Forti reported that Board meetings will be held on the third Monday at 9:00 a.m. during odd months: May, July, September, and November 2026. Mr. Kuhlmann made a motion to approve this change. Ms. Moe seconded the motion. The motion carried.

B) Community Center – Carpet Bid

Mr. Mitchell reported that the carpet bid totaled \$14,345.56, which includes carpet removal, floor leveling, and installation of new carpet. Mrs. Allen made a motion to approve the bid. Mr. Kuhlmann seconded the motion. The motion carried.

C) Vehicle – Bid

Discussion ensued regarding bids received to date. This item was tabled.

D) Aquatic Center – Outdoor Pool Heater

Mrs. Moe made a motion to approve a new outdoor pool heater in an amount not to exceed \$12,000. Mrs. Allen seconded the motion. The motion carried.

E) Water Quality Testing – Interior Lakes

Mr. Mitchell reported that the DNR recommends testing all three interior lakes every other month for a period of time, followed by testing every six months on an ongoing basis. Cost estimates are being obtained and will be presented at the next scheduled Board meeting.

VII. ADJOURNMENT

Mr. Kuhlmann made a motion to adjourn the meeting at 10:23 a.m. and move into Executive Session. Mrs. Moe seconded the motion. The motion carried.

Marilyn Allen, Board Secretary