

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
May 18, 2026**

CALL TO ORDER: President John Forti called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:02 a.m. at the Four Seasons Aquatic Center, located at 2730 Horseshoe Bend Parkway.

Board members present were: Marilyn Allen, Maggie Moe, 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 Wilson Toellner, CPA were: Alaina Gump and Kelly Mangold
Representing the Village of Four Seasons were: Ron Murphy, Adam Towbridge, Ike Newman
Owners Present: Joe Harvey, Ranita Jones

MEMBER QUESTIONS OR COMMENTS: Mrs. Jones asked if the association could alert builders of the Village of Four Seasons Ordinance on burning at building sites.

APPROVAL OF MINUTES: Ms. Moe made a motion to approve the March 16, 2026 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Mangold reported assessment income is slightly lower compared to the same time last year; however, the association's financial position remains stable and in good condition.

Village of Four Seasons: Mr. Trowbridge discussed the Village's Golf Cart Ordinance and requested consideration for allowing golf cart access across the Good Oak Lake dam to reach the Bittersweet Pool. The Board discussed current restrictions on golf carts within common areas and ongoing DNR-related concerns regarding the dam. Further discussion with DNR regarding possible weight restrictions will take place.

Mr. Newman reported the Horseshoe Bend Special Road District will not maintain walking trails along county roads and asked whether the POA would consider partnering with the Village of Four Seasons on maintenance. Additional discussion will be needed.

Management: The Management Report was submitted in written form. Mr. Mitchell reported repairs are underway at the Aquatic Center outdoor pool following a bulkhead failure, and staff continues preparing amenities for the summer season.

UNFINISHED BUSINESS:

Water Quality Testing: Mr. Mitchell reported that twelve wastewater treatment systems were stress-tested, with two residential systems identified as failing. A third failing system, located at a multi-family property on Scarsdale and regulated by the Missouri Department of Natural Resources (MDNR), is being handled directly by MDNR. Violation notices will be sent to the affected property owners. Initial lake treatment has been completed, with additional treatments planned pending weather conditions. Water quality testing was also completed, and results are pending.

Good Oak Lake Update: Mr. Mitchell reported that although recent rainfall has raised lake levels, seepage through the dam continues. MDNR conducted an inspection on April 23, 2026, and recommended consideration of a second Bentonite slurry application. Engineering evaluations are ongoing, and a proposal for additional work is being prepared for Board review.

NEW BUSINESS:

There was no new business.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 9:40 a.m. and transition into Executive Session. Mr. Kuhlmann seconded the motion. The motion carried.

Respectfully Submitted,

Marilyn Allen, Secretary