Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
July 20, 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 9:00 a.m. at the Four Seasons Aquatic Center. Board members present were: John Forti, Maggie Moe, Kurt Kuhlmann, Dave Spence, Terry Shore, and Marilyn Allen (via Zoom).

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Anchor Point Advisory Group, CPA were: Alaina Gump and Kelly Mangold
Owners Present: Mary DeMichele, Angie Fousie, Ranita Jones, and Dave Maupin

MEMBER QUESTIONS OR COMMENTS: Mrs. Jones expressed her disappointment with the assistance she received from Owners Services after requesting after-hours help with lighting and microphone issues at the Community Center. Mrs. Miller explained that the employee working that evening was filling in and normally works in Owners Services (Covenant Enforcement) and was unfamiliar with addressing Community Center issues. Mrs. Miller asked Mrs. Jones to contact either her or Dana Robinett, Amenities Director, should similar issues arise in the future.

APPROVAL OF MINUTES: Mr. Spence made a motion to approve the May 19, 2026 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Mangold reported that assessment collections were down slightly but remain consistent with previous years. She also reported that the annual audit is underway and progressing smoothly.

Management: The Management Report was submitted in written form. Mrs. Miller reported that tree removal on common property is substantially over budget, and there remains an extensive list of trees requiring removal.

UNFINISHED BUSINES:

Good Oak Lake Update: Mr. Mitchell reported that the second bentonite slurry application would be completed over the next two days. Seepage has been noticeably reduced, and management is optimistic that the second application will be successful.

Treeline Lake Update: Mr. Mitchell reported that thirteen onsite wastewater treatment systems had been stress-tested. Two systems showed deficiencies; one has already been corrected, while the second remains pending remediation. A failing system, located at a multi-family property on Scarsdale and regulated by the Missouri Department of Natural Resources (MDNR), will be addressed by MDNR.

Water testing results were comparable to previous sampling, with nitrate levels remaining slightly elevated but not significantly outside acceptable ranges.

Property owner Angie Fousie advised the Board that the three wastewater treatment facilities feeding into Treeline Lake area are approaching permit renewal.

She stated that a group of property owners intends to submit comments objecting to the permit renewals due to concerns regarding the facilities' operations during drought conditions and their discharge into the lake. She requested that the POA support those objections during the public comment period.

Discussion followed. Mr. Spence suggested exploring the feasibility of installing a well system to supplement water flow to the tributary during drought conditions.

Property owner Mary DeMichele expressed concern over the continued deterioration of the lake's ecosystem, citing a noticeable decline in wildlife and water quality over the past six years due to increased development and chemical treatments.

Following discussion, the Board agreed that a long-term solution should be pursued beyond continued chemical treatments and expressed interest in engaging an environmental engineer to develop a comprehensive plan to improve the lake's water quality.

Pickleball Courts: Management reported ongoing deterioration of the pickleball courts at Regency Cove, Kays Point, and Grand Point. Despite using specialized primers and coatings, the concrete surfaces continue to fail.

Bids were received from Gerald Perry for resurfacing the Porto Cima courts ($11,450) and the Regency Cove courts ($7,950).

Following discussion, the Board agreed to include pickleball court resurfacing as part of the 2027 capital projects and develop a maintenance schedule prioritizing improvements across all amenities, including swimming pools and tennis courts.

Burning and Dangerous Dogs: An owner submitted a letter requesting that the Board adopt regulations addressing dangerous dogs and outdoor burning.

No action was taken regarding restrictions on specific dog breeds. The Board discussed the possibility of adopting outdoor burning regulations similar to those enforced by the City of Sunrise Beach, including a 200-yard setback requirement.

NEW BUSINESS:

Architectural Control Committee (ACC) – Landscape Plan Requirement: Mrs. Allen made a motion to require landscape plans as part of all new home construction submittals before an ACC permit is issued. Ms. Moe seconded the motion. The motion carried.

Request for a Regularly Scheduled (every other) Thursday Evening Mahjong Group: Ms. Moe made a motion to approve a regularly scheduled every-other-Thursday evening Mahjong group at the Community Center. Mrs. Allen seconded the motion. The motion carried.

Request for Commercial Vehicle Approval: Mr. Spence made a motion to approve the request from the owners of 1005 Grand Point Boulevard to park their company plumbing service van in front of their garage. Mr. Kuhlmann seconded the motion. The motion carried.

Severe Weather and Pool Evacuation Guidelines: Management presented proposed severe weather guidelines for pool operations and evacuation procedures. Following discussion, Ms. Moe made a motion to modify the language on the severe weather signage to state, **"Swim at Your Own Risk,"** rather than requiring immediate pool closure during severe weather. Mr. Kuhlmann seconded the motion. The motion carried.

School of the Osage Request: The School of the Osage Project Graduation Committee requested permission to use the Swim and Tennis Courts and Pavilion at Kays Point on Saturday, October 3, 2026, to host a pickleball tournament as a fundraiser for the senior class. Following discussion, Mr. Spence made a motion to approve the request. Mr. Kuhlmann seconded the motion. The motion carried.

Adjournment: Ms. Moe made a motion to adjourn the meeting at 10:56 a.m. and enter Executive Session. Mr. Kuhlmann seconded the motion. The motion carried.

Respectfully Submitted,

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