Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
September 21, 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, Dave Spence, Terry Shore, Marilyn Allen, and Kurt Kuhlmann, (via Zoom).

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell (via Zoom)
Representing Anchor Point Advisory Group, CPA were: Alaina Gump and Kelly Mangold
Owners Present: Ranita Jones, Mark Hamilton, and Gloria Rollins

MEMBER QUESTIONS OR COMMENTS: Mr. Hamilton inquired about the status of the Grand Point entrance and the inoperable fountain. Mr. Forti replied that there has been issues with the fountain leaking since its installation due to shifting limestone. Mr. Mitchell explained that multiple contractors have examined the problem and determined the limestone shelf needs to be stabilized, which will require removing large rocks and excavating the area. This will be a fall project after the irrigation systems are winterized.

Mr. Hamilton also asked the status of several trash enclosures in need of repair. Mrs. Miller replied that there are approximately 32 open violations involving trash cans left outside of enclosures, trash enclosure in disrepair, and improperly contained trash. Discussion ensued regarding the enforcement process.

Ms. Moe requested, on behalf of an owner that lives in Country Club Cove, an update on the entrance sign that was removed by Horseshoe Bend Special Road District due to the sign location in the center of the entrance. Mr. Mitchell replied the entrance sign will be replaced on the west side of the entrance as a 2027 project.

APPROVAL OF MINUTES: Mr. Spence made a motion to approve the July 20, 2026 minutes as submitted. Ms. Moe seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Mangold reported that assessment collections are up from this time last year. She also reported final draft of the audit is completed.

Management: The Management Report was submitted in written form. Mrs. Miller reported that participation in the annual garage sale numbers were down as well as the annual trash/dump site drop-off , which she attributed to the excessive heat.

UNFINISHED BUSINES:

Good Oak Lake Update: Mr. Mitchell reported that the second bentonite slurry application has been completed. It has been noted the lake level has risen almost 37 inches since the first application, and the water clarity remains good.

Treeline Lake Update: Mr. Mitchell reported the algae bloom is still present but has not increased in quantity or severity. Water testing was performed this past weekend, and the Association is awaiting the results. The need for any further chemical treatment will be evaluated based on the test results.

Pickleball Courts: The contractor who originally applied the pickleball surface has offered to return and resurface the Grand Point and Regency Courts. The consensus was to evaluate alternative service materials, as the current material has not held up. As reported in the July 20, 2026 meeting, the Board agreed to include pickleball court resurfacing as part of the 2027 capital projects.

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. The Board agreed that the Association is not responsible for fire response and to encourage residents to call 911 for emergencies rather than contacting management.

NEW BUSINESS:

2027 Proposed Budget: Mrs. Allen made a motion to approve the proposed 2027 Budget as submitted. Mr. Spence seconded the motion. The motion carried.

Community Center Use Fees: Mr. Spence made a motion to increase the current use fees by an additional $25.00, effective January 2027. Mrs. Allen seconded the motion. The motion carried.

Dam Crossing Access: Mr. Forti reported that the dam crossing Good Oak Lake has been closed to preserve the integrity of the dams. DNR recommended that vehicles be prohibited from crossing the dam. The consensus of the board was not to install bollards to allow golf carts to cross the dam. Discussion ensued regarding the POA rule prohibiting golf cart use at the amenities.

Ms. Allen made a motion to lift the restriction prohibiting golf carts at the amenities and allow golf carts at the amenities as long as they are driven and parked on paved surfaces. Mr. Spence seconded the motion. The motion carried.

Architectural Control Committee (ACC): POA maintained roads: Mr. Forti, ACC liaison, reported that the ACC would like to implement a non-refundable road impact fee for construction activities impacting POA maintained roads. This recommendation will be reviewed by legal counsel and brought back to the Board for further discussion.

Fitness Center – Suggestions: A request was made for additional pieces of equipment, including a Glute-Ham Developer (GHD), Ab Coaster, and Jump Ropes. Several owners have also requested a fourth treadmill. Although the Board agreed the additions would better serve a wider range of members, it was agreed that the matter would be considered in more detail and reviewed again in 2027.

Common Area Drainage Concern: Mr. Prince and Mr. Forti visited a site where an owner is requested that the association install a new pipe in a common area where his driveway is located as part of a 1988 improvement. It was determined the area the pipe needs to be replaced is not located on common area property but is instead located on the owner's lot. No action was taken.

Aquatic Center Pool Access: A special request was made for access to the pool before or after normal operating hours. The consensus was to suggest times when the pool is not busy or have the owner call ahead prior to going to the pool rather than extending operating hours.

Adjournment: Ms. Moe made a motion to adjourn the meeting at 10:08 a.m. and enter Executive Session. Mr. Spence seconded the motion. The motion carried.

Respectfully Submitted, Marilyn Allen
Board Secretary