

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
April 21, 2015**

I. CALL TO ORDER: Vice President Nancy Cason called the meeting of the Four Seasons Lakesites Property Owners Association (FSLPOA) Board of Directors to order at 9:00 a.m. at the Four Seasons POA Activity Center. Board members present were: Nancy Cason, Don Henderson, Terry Roets and Mary Bustin. Mike Becker was absent.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell, Della Miller and Heidi Altman. Also present: Sgt. Jim Elkin, Chief Darrell Waldin and Sheriff Dwight Franklin of Camden County Sheriff's Office; Alaina Gump and Vanessa Hawkins from Wilson Toellner & Associates; Arnold Sandbothe from Village of Four Seasons, and Marcie Meisner of Horseshoe Bend Special Road District.

Members present: Mr. and Mrs. Tom Lease 685 & 686 KP2; George Neville 002 IP1.

II. MEMBER QUESTIONS OR COMMENTS: Mr. Lease requested the Board reconsider the letter he received regarding his request to replat his two lots. A brief discussion ensued and Ms. Cason invited Mr. & Mrs. Lease to stay for the Executive Session to discuss the matter with the POA Attorney. Mr. and Mrs. Lease left the meeting the conclusion of the conversation.

III. APPROVAL OF March 17, 2015: Mr. Roets made a motion to approve the minutes as submitted. Mr. Henderson seconded the motion. Minutes were approved.

IV. REPORTS:

A) Financial: Ms. Gump reported Black Hole lots have been written off and they will adjust the allowance in 2010 financials. The Auditors are scheduled for the first week of June. There was not much change in the pay statistics from last year. The financials are increasingly steady. Ms. Hawkins discussed with the Board and Management regarding Fitness Center and Storage contracts being sent out in September to keep from unnecessarily applying the charge to the account in January.

B) Sheriff: Sgt. Elkin reported March was another productive month for the zone. Comparing March to February most of the numbers are very similar.

Looking back to March 2014 compared to 2015 the numbers are very different. The calls for service, reports taken and animal complaints are about the same, residence checks were down but all the other categories are all up quite a bit. Part of the reason is that there is a full squad of deputies working on their own not in training. Last March there were three deputies in the training process. The deputies that are working at this

time are very proactive and don't like sitting in the office. Sgt. Elkin also updated the Board on other law enforcement related items of interest.

The Board discussed the subject of Animal Control with the members of the Sheriff's Office. The Sheriff stated he is seeking approval from the judge for protection from dogs at large. The Sheriff's office will continue to update the Board as this matter progresses.

C) Management: Ms. Miller discussed all the events that have been going on in the POA: Easter Egg Hunt, Garage Sale, Spring Clean-up and the upcoming Block Party with the theme of "Dancin' in the Streets". There will be a Builders and Realtors meeting at the Activity Center on May 14 at 6:00 p.m. The June AP will announce the New Owner Orientation date and time. Ms. Miller suggested the POA host a Volunteer Appreciation following the Strategic Planning meeting. Ms. Cason agreed that would be a good idea and suggested it be directly following the meeting in August.

Ms. Miller announced that MAM would be moving offices to a different location than previously announced. The new MAM office will be in the old Four Seasons Realty office in front of the Lake Ozark Post Office.

Mr. Mitchell reported the Grand Point Pool and the Swim and Tennis Pool will be open Friday, April 23. The new lights previously approved on the Project List have been installed in all of the pools. Regency Pool has been re-tiled and will be painted as soon as the weather cooperates. Bittersweet Pool has been cleaned. The pool staff will start filling Regency and Bittersweet as soon as possible so the water will start warming up before their opening on the Friday of Memorial Weekend. The maintenance and ground crew has been working the gardens and mowing. They will start with the water features next week. The stairwell addition to the Activity Center is progressing. LOFPD has deemed the building a commercial building which requires engineered blueprints.

D) Village of Four Seasons: Mr. Sandbothe announced that Dave Perdue and Caroline Lorraine were re-elected and sworn in as members of the Village Trustees. With the increase in homeowners coming back into town, the budget is starting to build up. The Village recently received a request from a contractor to build a 6000 square foot home. The Village obtained lot 369 PP3 on the corner of HH and Key West Lane. They have maintained this lot as a garden area for quite some time. Mr. Sandbothe requested the Board waive the past assessments, late fees, interest and future assessments for as long as the lot is owned by the Village. Ms. Bustin made a motion to accept the proposal from Mr. Sandbothe. Mr. Henderson seconded the motion. The motion passed.

E) Horseshoe Bend Special Road District: Ms. Meisner reported they are mowing now. The previously scheduled resurfacing will not take place until Fall of 2015 after Labor Day. They have also adjusted their work and office hours for safety reasons

with the increase number of hours that the crew is working. They will be open Monday through Thursday; closed Friday.

V. UNFINISHED BUSINESS:

A) Property Identification: Mr. Ellsworth handed out a copy of the newly amended Corporate Resolution regarding signs where Mr. Brown added the Property Identification markers. After discussion with the Board, Mr. Ellsworth will make a few minor changes in the wording content as requested by Mr. Brown. A new updated copy will be at the attorney's office after 1 p.m. for each Board member to sign. Mr. Roets made a motion to approve the amended Corporate Resolution 14.7 f7 as changed. Ms. Bustin seconded the motion. The motion passed.

B) Advertising - Association Press and Website: Ms. Miller and Mr. Mitchell provided the breakdown of what it would cost the POA to have an extra page and what it would take to break even with the advertising page. The Board decided to table the advertising for now.

C) Tree Policy: Mr. Roets updated the Board about meeting with the Arborist from Jefferson City who reviewed the POA policy on trees. He has an issue with the 10' within a structure restriction. The Arborist suggests that needs to be expanded to 25'. He also discussed that some trees will have green leaves but actually be hollow inside; usually Black Oak. He will inform Mr. Prince on how to assess this particular problem. The Arborist recommended the POA inform homeowners they can have an Arborist come to their home for a professional evaluation of their trees and landscaping for fee. The Board does not want to endorse just one "arborist". The ACC will present the Board with their recommendations.

D) Lazy Gators: Ms. Bustin reported that Mr. Dunn would like the Commissioner's office to hold a hearing regarding the objections. Mr. Prewitt has filed suit against Mr. Dunn. The Homeowner's have hired Michael Berry to be their representation. There is somewhere between 8-15 homeowners involved. Ms. Bustin stated she feels her position on the Board puts her in a "conflict of interest" with the legal suit so she decided it best not to participate in the lawsuit and remain as an active voting Board member.

Mr. Hastings, Prewitt's attorney, stated that the inactivity of the POA regarding the notification of the parking lot on Sweet William Road set precedence for the area to become a commercial area. The owner of the parking lot property is one of Mr. Prewitt's partners. The Board stated there was no need for response from the POA because it was not property within the POA.

Ms. Bustin will inform the MAM office as to who the point of contact is so they will be able to inform homeowners inquiring about the Lazy Gator issue.

VI. NEW BUSINESS:

A) Board Position: An article will be placed in the June issue of the AP advertising the Board Appointed open seat with a cut-off date for applicants of July 1st, 2015.

B) Strategic Planning: Mr. Neville attended the meeting to share his thoughts on the Strategic Planning process requesting that the Board consider a broader community participation. There will be a work session regarding the preparation for the Strategic Planning meeting on April 28 at 9 a.m. at the Activity Center. Ms. Miller will run articles in the next few AP's asking for those interested in being involved to contact the Management office.

C) Budget Matrix – schedule review: The Board decided they would postpone this review to immediately following the next Board meeting, May 19th.

D) Black Hole Lots - bids: Mr. Ellsworth explained to the Board the timeline needed to appropriately process the Black Hole Lots. In hearing such, Ms. Bustin made a motion to rescind the previous vote that was for all Black Hole Lots not purchased by June 1st to become Common Ground. Mr. Henderson seconded. Motion passed and the Board decided to discuss this matter further at the May Board meeting.

Mr. Henderson made a motion to accept the 3 bids that were submitted. Ms. Bustin seconded the motion. The motion passed. Bids were accepted. Ms. Miller is to contact the top bidders on the three lots and tell them the Board is working through legalities, if they are still interested.

E) Committees: An article requesting volunteers for the social and communication committee's will be posted in the May AP.

Ms. Bustin made a motion to move the meeting into Executive Session. Mr. Henderson seconded the motion. The meeting moved into Executive Session at 11:22 a.m.

VII. ADJOURN: Ms. Bustin motioned to adjourn the meeting. Mr. Henderson seconded. The meeting was adjourned at 1:20 p.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary