

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
April 19, 2016**

I. CALL TO ORDER: President Mary Bustin called the meeting of the Four Seasons Lakesites Property Owners Association (FSLPOA) Board of Directors to order at 9:02 a.m. at the Four Seasons POA Community Center. Board members present were: Mary Bustin, Maggie Moe, Steve Yoder, Nancy Cason, Don Henderson and Terry Roets.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell, Della Miller and Heidi Altman. Also present: Sgt. Jim Elkin, Cpl Shawn Kobel, Lt. Bill Moulder and Sheriff Dwight Franklin of Camden County Sheriff's Office; Vanessa Hawkins and Alaina Gump from Wilson Toellner & Associates; Arnold Sandbothe from Village of Four Seasons.

Property Owners and other Guests present: Marty McGuire, running for Camden County Assessor; Clayton Drake, Central Bank of Lake of the Ozarks; Chuck Phegley, 1298 CC5; Chris Herst, 22 CC7; Tim Beerup, property owner.

II. MEMBER QUESTIONS OR COMMENTS: Mr. Herst and Mr. Beerup attended the meeting today to share their thoughts about CALO purchasing the home to renovate into a school. Both parties are against CALO purchasing the home. Mr. Beerup explained that the expansion of CALO has come with increased noise and disruption on the docks and in the neighborhood in general. He is concerned that the purchase of this home and rezoning it to allow a school may snowball and turn the area into something different than it was when they decided to purchase their property years ago. He is also concerned with the property values dropping with the expansion of the CALO.

Mr. Herst agreed and expressed his concern about the expansion of CALO as well. He is a supporter of CALO, but wants to keep the buffer between CALO and Four Seasons homes.

Ms. Bustin shared the Board's appreciation for their attendance and sharing their thoughts and concerns. Ms. Cason made a motion that the Board not approve any changes to the zoning of the property at 6 CC7 as Mr. Perkins requested at the December 2015 meeting. Mr. Roets seconded the motion. The motion passed.

III. APPROVAL OF March 15, 2016: Mr. Yoder made a motion to approve March minutes as submitted. Ms. Cason seconded the motion. Minutes were approved.

IV. REPORTS:

A) Financial: Ms. Gump presented the financial statistics to the Board stating there was only a difference of .03% from this time in 2015. She explained that the Fitness Center schedule provided was in regards to the renovations and upgrades. The Project Expense sheet provided is a new report this year. Ms. Hawkins will contact the auditors to attempt to set up a meeting in June. Mr. Roeger provided the information needed on Developer Contributed Property for the Account Receivables Allowance.

B) Sheriff: Sgt. Elkin informed the Board that the holiday weekend exit will be handled as it has in the past with extra deputies working the lights along with Lake Ozark City Police to assist with the flow of traffic leaving the Lake on Monday. Camden County HH Zone will meet with other entities involved to formulate a plan. It is the consensus of all emergency providers that opening up the center lane as an additional exiting lane of traffic could hinder the response time in an emergency situation.

Sgt. Elkin reported on a few incidents in the area throughout March where subjects were arrested. The deputies are working hard to keep the Horseshoe Bend zone a safe and secure area.

C) Village of Four Seasons: Mr. Sandbothe reported that Mr. Jim Holcomb is a new member of the Village Board. He is working closely with Mr. Perdue and the Planning and Zoning Commission. The Village will start their year-end audit soon. Representatives from the Village Hall plan to attend the Waste Water meeting at the Lodge of Four Seasons on May 16, 4 p.m. The Board asked Mr. Sandbothe to speak to the trustees about setting up a meeting between the two entities.

D) Horseshoe Bend Special Road District: Mr. Henderson reported that Mr. Jackson with HBSRD contacted him stating no one would be able to attend the meeting today; they are training a new person that will start attending the Board meetings in the future.

E) Management: Ms. Miller provided department and management reports which have been attached to the minutes.

Ms. Miller reported that the office has received a few inquiries regarding the Porto Cima Town Hall Meeting on Thursday, April 21. Mr. Mitchell and Mr. Prince will attend as representatives of MAM.

Ms. Miller also reported the Managed Deer Hunt kill was 30 doe and 3 buck. Two owners have expressed interest in a Turkey Hunt. The Board and Management agreed that the reason for a Deer Hunt is to aid the Conservation Department in controlling the deer population. As of now, there is not an issue with the turkey population so there is no need for a Managed Turkey Hunt.

Mr. Roets presented Management with a list of amenity check suggestions for Owner Services. Management stated they have a list but appreciate his input and will review both to make sure all areas are covered.

V. UNFINISHED BUSINESS:

A) Project List:

a. Signage – interior lakes (Project #6): Mr. Roets made a motion that up to 9 signs be purchased and hung showing directions to the three interior lakes. Mr. Henderson seconded the motion. The motion passed.

b. Community Center roof bids (Reserve #1): Mr. Roets made a motion to approve the bid for the Community Center roof replacement. Ms. Moe seconded the motion. The motion passed.

c. Community Center siding bids (Project #2): Ms. Moe made a motion to approve the bid for siding the back lower level of the Community Center. Mr. Henderson seconded the motion. The motion passed.

d. Fitness Center – flooring bids (Reserve #4): Mr. Roets made a motion to approve the bid for installing the new flooring in the exercise room of the Fitness Center. Mr. Yoder seconded the motion. The motion passed.

e. Porto Cima – pool house bids (Project #3): Mr. Roets made a motion to approve the bid for replacement of the wood on the pool house, pump house and gable ends of the pavilion at the Grand Point Pool. Ms. Cason seconded the motion. The motion passed.

All roof, siding and pool house bid construction has a guaranteed completion date of 30 days.

f. Playground – Porto Cima (Project #4): Mr. Mitchell informed the Board that all the safety issues: tire swing, rope climb and rotten boards have been removed from the playground at Grand Point Pool. Mr. Mitchell suggested purchasing a sun shade to place over the playground to aid in protecting the playground from sun rot. Ms. Cason made a motion to purchase a sun screen not to exceed the estimated expense of \$3150.00. Ms. Moe seconded the motion. The motion passed.

g. Street light replacement – 10 Porto Cima and 2 at Swim and Tennis (Reserve #6): Ms. Cason made a motion to order street lights to replace 10 in Porto Cima and 2 at Swim and Tennis. Mr. Roets seconded the motion. The motion passed.

h. Install Additional Pump Motor @ Bittersweet Pool (Project #5): Mr. Mitchell explained to the Board the current pump at Bittersweet Pool is not strong enough to circulate the water properly; adding a pump will increase the current water flow and turnover of water. Mr. Yoder made a motion to purchase an additional pump for Bittersweet Pool. Ms. Cason seconded the motion. The motion passed.

i. Community Center Road Front Backlighted Signage (Project #1): Mr. Roets made a motion to accept the bid for the new sign with the new logo and "Four Seasons POA Community and Fitness Center" posted on it. Ms. Moe seconded the motion. The motion passed.

j. Electromechanical Gate Replacement/Upgrades (Reserve #3): A bid from Eagle Security should be sent to Mr. Mitchell in the next few days; once received the bid will be emailed to the Board. Mr. Yoder made a motion to approve the request, not to exceed the budgeted amount. Mr. Henderson seconded the motion. The motion passed.

k. Paint Exterior of the Activity Center (Reserve #2): Mr. Henderson made a motion to approve the painting up to the hard bid of \$6,995.00. Mr. Yoder seconded the motion. The motion passed.

VI. NEW BUSINESS:

A) Development: Roger Corbin, Sunrise Beach City Planner, Director of Census and LORDES, spoke to the Board regarding housing needs around the Lake of the Ozarks. He stated their study shows the housing needs are in the budget area of \$175,000 plus/minus \$25,000.

B) ACC revised fee schedule: Ms. Cason made a motion to approve the revised fee schedule for ACC. Mr. Yoder seconded the motion. The motion passed. See attached revised fee schedule.

C) Privacy Policy: The Board has asked the attorney to review Mr. Yoder's proposal to change the Privacy Policy Resolution allowing an individual or business interested in purchasing undeveloped property to fill out a written request form for the property owners contact information to be shared. After Mr. McDorman reviewed the proposal he stated he is concerned about the request. The Board needs to decide if there is a Privacy Policy or not; it cannot be based on the type of ownership. In Mr. McDorman's professional opinion, the Privacy Policy should not be changed from its current status.

D) Land Use Covenants: The Board Attorney's will review and report back to the Board.

VII. COMMUNICATIONS: Mr. Roets reminded the Board to inform the management office of any ideas of events or information that should be on the website or FaceBook. He would like to have weekly email blasts sent covering 3-4 different events each week and would like FaceBook updated with a new post at least weekly.

Ms. Cason has been involved in researching options for neighborhood development in regards to the waste water systems. She announced there is a meeting planned for Thursday, May 16, 4 p.m. at the Lodge of Four Seasons; she encouraged all Board members and Management to attend.

Mr. Henderson has received concerns from property owners regarding the ongoing utility construction on Kay's Point Road. Mr. Sandbothe agreed to speak to Ameren about the completion date.

Mr. Roets made a motion to move the meeting into Executive Session. Mr. Yoder seconded the motion. The meeting moved into Executive Session at 11:07 a.m.

VII. ADJOURN: Ms. Cason motioned to adjourn the meeting. Ms. Moe seconded the motion. The meeting was adjourned at 1:57 p.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary