

**Four Seasons Lakesites  
Property Owners Association  
Board of Directors Meeting-Regular Session  
June 16, 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, Mike Becker, Don Henderson and Terry Roets. Mary Bustin 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 Walden and Detective Keith Vance of Camden County Sheriff's Office; Alaina Gump and Vanessa Hawkins from Wilson Toellner & Associates; and Marcie Meisner of Horseshoe Bend Special Road District; Arnold Sandbothe of Village of Four Seasons.

Members present: Mr. Joe Roeger 255R KP8; Mr. Darrell Barber 395/396 PP3.

**II. MEMBER QUESTIONS OR COMMENTS:**

**A. 395/396 PP3:** Mr. Barber explained to the Board he has been in the process of purchasing a tax sale piece of property since 2013. He was purchasing with the intent of replatting so he would have the land available to him if he needed it for a leach field in the future. He looked into the replat process at the time of the purchase but it was put on hold because he needed the title which was delayed due to the tax sale. He just received the title May 2015. Ms. Cason stated the Board would revisit the replat issue during the Executive meeting and let him know of their decision.

**B. 255R KP8:** Mr. Roeger addressed the Board as a homeowner as well as a title insurer, with concerns regarding the newly adopted process of replatting lots. He explained to the Board he worked with the Developer to allow property owners to put lots together which will help grow the area; expansion was the intent of the Developer. They had considered the possible loss of revenue in assessments due to replatting lots together. Ms. Cason stated that the Board would revisit the policies and procedures of replats during the Executive Session.

**III. APPROVAL OF May 19, 2015:** Mr. Roets made a motion to approve the minutes as submitted. Mr. Becker seconded the motion. Minutes were approved.

#### **IV. REPORTS:**

**A) Financial:** Ms. Gump reported that payment statistics were .68% below 2014; this is a negative amount for the first time this year. The budget variance report has been emailed to the Board. Ms. Hawkins announced that they have all the numbers input for the 2015 budget and have closed out the books for 2014. The monthly financial statements are normal. The reserve report is broken down in the email report; the majority of the expense is the Activity Center remodel. Auditors were in the first week of June. The auditor wants to add a line for "Developer Contributed Property" to the depreciation account. Recent Developer Contributed Property is the area in front of the Activity Center where the rod iron and cement block fence is located.

**B) Sheriff:** Detective Keith Vance with Camden County Sheriff's Office reported to the Board regarding their part in the investigation regarding an incident at an establishment at the end of Bittersweet Road on May 31, 2015. Ms. Miller asked for increased communication when issues arise so that Owner Services can be aware and help be on the lookout of suspicious people if the need arises.

Sgt. Elkins report is attached with the minutes.

**C) Management:** Missouri Association Management has moved its office to 2121 Bagnell Dam Boulevard as of May 22, 2015.

Ms. Miller announced that management received the reserve study yesterday. She will make copies and have them delivered to the Board members. She reminded the Board that the Annual Block Party is this coming weekend, June 20, 2015.

The office has received a few names of homeowners interested in volunteering for the Social Committee; contact will be made to set up a meeting time.

A CPR class is scheduled for Thursday, July 9, 9:00 a.m. and 2 p.m.

A homeowner has scheduled a private event at the Activity Center with an expert on Social Security. Management asked the Board if they would be interested in offering this meeting to the entire Four Seasons POA. After discussion, they felt it best left as a private event in order to not appear as providing support to one business.

The pool heaters are both working properly; the Grand Point Water Aerobics group was reading the thermometer incorrectly.

Once the rain slows down, it is the goal of grounds maintenance to mow every Wednesday and Thursday so things are fresh for the weekend.

The playground at Swim and Tennis is in need of being replaced. MAM suggests replacing in the fall per the reserve study. Contact was made with the company that

the original structure was purchased from; if ordered from them again there will be a 40% discount for the next playset. All of the pea gravel will need to be removed. New underlayment will be researched to see what will best fit Four Seasons POA needs.

The ACC is discussing the tree policy and will submit it to the Board for approval. Matrix notes are included in the Board packet.

Thursday, June 11, 2015, was the "New Owner Orientation". Two property owners attended. Management will continue to offer the informational event. Mr. Sasseen may put a video with information that was shared at the event online for new owners to watch in replacement of a gathering.

Mr. Sasseen has been developing a new website for FSL POA. He has asked the Board to review and make any suggestions on the form provided. Mr. Sasseen has also contacted a GIS company that is willing to add a GIS of just the Four Seasons POA to the website, monitor and update it for a set-up fee of \$2000 and an annual fee of \$2400. The Board asked Mr. Sasseen to check with Harms to see if they have a digital copy of the map.

**D) Village of Four Seasons:** Mr. Sandbothe reported that the Village has flattened out and made a walkway between the lower level parking lot and the park for additional parking for residents visiting the Village Park. The building permits are ahead of schedule this year, but basically because of the work that is going on at the Lodge of Four Seasons. He also stated that Ms. Jones is working closely with the Camden County Emergency Planning committee.

**E) Horseshoe Bend Special Road District:** Ms. Meisner reported they are mowing when weather permits. They will begin prepping roads for repaving, weather permitting as they have moved the repave up to July instead of waiting until after Labor Day.

**V. UNFINISHED BUSINESS:** There was no unfinished business.

## **VI. NEW BUSINESS:**

**A) Replat – 481 KP2 & 482 KP2:** The Board opted to move this discussion to Executive Session.

**B) Project List:**

#12 Horseshoe Pit – Mr. Mitchell shared ideas for placement of a Horseshoe Pit at the Grand Point Pool.

#11 Pickle Ball Court – Mr. Mitchell presented a handout with the dimensions of a Pickle Ball Court. It will simply take adding different colored lines to an existing tennis court, while using the same net.

Mr. Henderson made a motion to approve the Horseshoe Pit and Pickle Ball Court as presented. Mr. Becker seconded the motion. The motion passed.

#13 Fencing and Tree Clean-Up at the Activity Center – The suggestion from the Board is to remove the steel infrastructure from the cement block fencing, pressure wash the columns, repaint the white tops and place flower pots intermittently throughout the fencing; after the property is officially deeded to the FSL POA from the Developer. Mr. Henderson made a motion to accept the suggestion of the Board and proceed with the clean up after the deed has been transferred. Mr. Roets seconded the motion. The motion passed.

#14 Beautification Rings around 63 Light Poles in Porto Cima – Mr. Mitchell presented the Board with an option of metal rings painted green and filled with white rock around the light poles. The price will be \$235 per pole. A sample has been completed and can be viewed. The Board asked to have more options presented at a later date.

#15 Electronic Message Boards for HB and SB (discussion) – Mr. Roets presented to the Board LED Electronic Message Boards to increase communication with homeowners and decrease mailing expense. Discussion ensued. Mr. Becker is concerned of the cost effectiveness as well as not being able to reach the majority of homeowners. Ms. Cason asked MAM to research more options and pricing. Mr. Henderson is concerned about the future investment and asked the Board to take future costs into consideration.

**C) Communications:** Mr. Roets asked MAM to create a contact information form so homeowners may update their email addresses. Ms. Miller informed Mr. Roets that such a form exists and is included in the AP different times throughout the year, but specifically in the September issue that goes out to all homeowners.

Mr. Roets made a motion to move the meeting into Executive Session. Mr. Becker seconded the motion. The meeting moved into Executive Session at 11:26 a.m.

**VII. ADJOURN:** Mr. Henderson motioned to adjourn the meeting. Mr. Becker seconded. The meeting was adjourned at 2:07 p.m.

Respectfully Submitted,

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Heidi Altman, Recording Secretary