

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
June 21, 2016**

I. CALL TO ORDER: President Mary Bustin called the regular session meeting of the Four Seasons Lakesites Property Owners Association (FSLPOA) Board of Directors to order at 9:06 a.m. at the Four Seasons POA Community Center. Board members present were: Mary Bustin, Maggie Moe, Steve Yoder, Don Henderson and Terry Roets. Nancy Cason was absent.

Representatives present from Missouri Association Management, LLC (MAM) were Russ Mitchell, Della Miller and Heidi Altman. Also present: Sgt. Jim Elkin and Cpt. John Stevens of Camden County Sheriff's Office; Vanessa Hawkins and Ron Toellner from Wilson Toellner & Associates; Arnold Sandbothe from Village of Four Seasons.

Property Owners: George Neville, 2 IP1.

II. MEMBER QUESTIONS OR COMMENTS: Mr. Neville shared that he is appreciative of the efforts to slow down the commercialization of the end of Bittersweet Road.

III. APPROVAL OF May 17, 2016: Mr. Yoder made a motion to approve the May minutes as submitted. Mr. Henderson seconded the motion. Minutes were approved.

IV. REPORTS:

A) Financial: Ms. Hawkins presented the financial reports to the Board stating there was only a difference of .5% in collections; improving over last month. She went on to discuss the Project Expenses, Reserves and Fitness Center. Ms. Hawkins explained the excessive budget variances; one of which are collections that Mr. McDorman's office are working on which will always show excess because they are not budgeted.

Ms. Bustin requested hard copies of the financial reports prior to the meeting for easier review.

B) Sheriff: Sgt. Elkin introduced Cpt. John Stevens who has replaced Cpt. Kelly Luttrell upon his retirement. Sgt. Elkins reviewed statistics for the past month noting no unusual trends.

C) Village of Four Seasons: Mr. Sandbothe updated the Board on the Village's recent meeting of June 8th. Mr. Miller has resigned as Engineer of Record for the Village. Replacements will be discussed at the July 13th

meeting. Mr. Sandbothe explained they are running behind on the building permit budget.

D) Horseshoe Bend Special Road District: There were no representatives present.

E) Management: Ms. Miller explained the two ACC damage deposits: one has been returned and the other extended. Management received a letter from Sunrise Beach Post Office as requested at the May meeting. AB Pest Control will be treating the interior lakes this week for potential aquatic weed infestation. Out of the 80 statements sent with the newly researched address only 20 were returned. Ms. Miller reported to the Board that Management has received several complaints about showers being removed from Swim and Tennis. She suggested looking into adding a fresh water shower similar to those at the other pools.

Mr. Yoder reported Fire Chief Amsinger has no objection to propane tank enclosures as long as they are not combustible if within 10 feet (no shrubs or bushes). Mr. Prince is drafting proposed revisions to the ACC Guidelines for Homebuilder's Handbook.

Mr. Roets explained that the Treeline Lake sign was hit and knocked down. Kevin with HBSRD has offered to sell sign posts to the POA at cost and assist in setting signs as needed.

Mr. Roets made a motion to send certified letters to outstanding storage area tenants stating they must pay by a certain date (30 days) or their property will be considered abandon and will be disposed of by the POA. Mr. Yoder seconded the motion. The motion passed.

V. UNFINISHED BUSINESS:

A) Storage Rates – The Board has requested Management call around to similar facilities to check rates.

VI. NEW BUSINESS:

A) Collections Policy – Mr. Yoder made a motion to accept the Collection Policy as drafted subject to editing by legal counsel. Mr. Henderson seconded the motion. The motion passed.

B) Collections Position – The Board agreed to the concept of MAM hiring a part-time position to be dedicated to collections. The Board asked for a job description to be written and shared with them.

VII. COMMUNICATIONS: Mr. Roets asked for information to be provided regarding septic and signs to watch for need of service. He would also like it to be posted that original blueprints for properties are on file at the ACC. Management should email letter from the Sunrise Beach Post Office. Mr. Roets would like a banner hung at the Community Center at least a week in advance of the Blood Drive. He would also like Ms. Miller to look into posting the Blood Drive and Fitness Center classes on the Bank Star One marquee.

Mr. Roets made a motion to move the meeting into Executive Session. Ms. Moe seconded the motion. The meeting moved into Executive Session at 10:24 a.m.

VII. ADJOURN: Mr. Yoder made a motion to adjourn the meeting. Mr. Roets seconded the motion. The meeting was adjourned at 12:42 p.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary