

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
March 15, 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 9:05 a.m. at the Four Seasons POA Activity Center. Board members present were: Mary Bustin, Maggie Moe, Steve Yoder, Nancy Cason and Terry Roets. Don Henderson was absent.

Representatives present from Missouri Association Management, LLC (MAM) were Della Miller and Heidi Altman. Also present: Sgt. Jim Elkin and Chief Darrell Walden of Camden County Sheriff's Office; Vanessa Hawkins and Alaina Gump from Wilson Toellner & Associates; Arnold Sandbothe and Ranita Jones from Village of Four Seasons.

Property Owners present: George Neville, 002 IP1.

II. MEMBER QUESTIONS OR COMMENTS: There were no Members Questions or Comments.

III. APPROVAL OF February 16, 2016: Ms. Cason made a motion to approve February minutes. Mr. Roets seconded the motion. Minutes were approved.

IV. REPORTS:

A) Financial: Ms. Gump presented the financial statistics to the Board stating the collections were down by .2% from this time in 2015. She presented a new Project Expense report the Board requested. Ms. Bustin questioned an item in Account Receivables which Ms. Hawkins explained to be part of the payment plans that are being coordinated through the attorneys.

Ms. Cason reported she had received an email stating \$3,639.00 had been collected by Berman and Rabin on old SPVG delinquent accounts.

Ms. Hawkins will be purchasing a CD at Bank Star One for the 2016 Reserve Designation of \$183,825.00. The signors on that account will be Mary Bustin, Nancy Cason and Terry Roets. Ms. Cason made a motion to approve the purchase of the CD at Bank Star One. Ms. Moe seconded the motion. The motion passed.

Ms. Bustin asked WTA to provide the Board with a list of off CD's and their rates.

B) Sheriff: Sgt. Elkin reminded the Board the Primary Election voting was being held at Village Hall due to a booking at the Lodge of Four Seasons Exhibition Hall; traffic will be congested in that area.

Sgt. Elkin announced that Shawn Kobel has been promoted to the rank of Corporal. He has worked in the Horseshoe Bend zone for approximately five years and is very dedicated in protecting and serving the residence of the area. Cpl. Kobel will be assisting Sgt. Elkin in running the Horseshoe Bend zone on a day to day basis.

Sgt. Elkin provided and reviewed the February statistics report. He also discussed Mr. Roets' request for exiting traffic on the three days throughout the season ending holiday weekends that seem to cause a backup on Horseshoe Bend. Mr. Roets suggested the use of the turn lane as an additional eastbound lane for exiting Horseshoe Bend Parkway. Sgt. Elkin stated while he appreciated the suggestion, there are many factors in which doing such lane maneuvers would cause safety issues i.e. allowing emergency personnel through in a time of need; signage was discussed as well. Sgt. Elkin informed the Board that stationing extra employees at the stoplights and obtaining signs from MODOT, if they are available during those times, still remains the best solution.

Sgt. Elkins reported the retirement of Cpl. Kelly Luttrell. The Board will send a card to Cpl. Kelly Luttrell, who is retiring from the Sheriff's office after 25 years.

C) Village of Four Seasons: Mr. Sandbothe also discussed the Primary Election voting station at Village Hall. The next Village meeting will be held Wednesday, April 13, 2016. The results of the election should be available at that meeting. Mr. Sandbothe discussed a presentation made by, Glen Commons. Mr. Commons is active in the Mid Missouri Monarch Butterfly Association. They are trying to get people in Mid Missouri to plant milkweeds to aid in the migration of the butterflies. Mr. Sandbothe stated they will be planting milkweeds in their gardens.

D) Horseshoe Bend Special Road District: Ms. Meisner was unable to attend the Board meeting due to it being 'bid opening' at HBSRD. She and Ms. Altman discussed writing an article in the April AP regarding the Adopt-A-Road program. Individuals or groups interested in adopting a portion of the road should contact Ms. Meisner.

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

Ms. Miller proposed the question of an additional day of water aerobics being added for the Regency Pool class. Ms. Altman explained that several participants were requesting 3 days a week and suggested continuing with two instructor led classes with inviting the participants to meet on a third day to exercise on their own. The Board agreed.

Ms. Altman discussed with the Board a request from a property owner to add a Regularly Scheduled Group Dart League in the lower level of the Activity Center. The Board agreed it would of interest to the community. Ms. Altman will talk to the interested party, informing them of the Boards request that they start with soft tip darts at this time with some sort of backdrop curtain to catch any wild throws. The Board asked MAM to check with the insurance company about Regularly Scheduled Groups bringing in alcohol during their scheduled times.

Ms. Altman informed the Board that the new fitness equipment will be delivered the week of March 21. The equipment will be installed on Monday, March 28.

Mr. Yoder reported on the ACC meeting, stating they are discussing the new fee structure and should be voting on it during the meeting today. They were also discussing set-backs on properties.

V. UNFINISHED BUSINESS:

A) Project List:

Item #1 – Common Area Tree & Stump Removal being recoded and removed from Project List.

Item #2 – Pool Amenities Bathroom Facilities Upgrade – discussion regarding to which account the funds will be coded.

Item #3 – Fitness Center Equipment Additions/Upgrades will be coded to Fitness Center Expense account.

Item #4 – Activity Center Road-Front Backlighted Signage – Ms. Moe made a motion to accept the bid presented for the new signage. Mr. Yoder seconded the motion. Ms. Cason abstained. The motion passed. Mr. Mitchell is to inquire about permits that may be required.

B) Reserves List:

Item #1 – Replace Roof @ the Activity Center – The Board would like MAM to have the roof inspected and obtain bids to fix or replace the roof if needed.

Item #2 – Good Oak Lake Dam (Partial Replacement) – The Board discussed and decided not to proceed with any repairs until an expert evaluation is made.

Item #5 – Lower Level Meeting Room/Fitness Center Update – discussion regarding to which account the funds will be coded. Ms. Hawkins reminded the Board there is a Fitness Center Reserve account where the money would come from for this update.

Item #6 – Paint Exterior of the Activity Center – Ms. Miller presented the Board with the only bid that has been received thus far. The Board is interested in maintaining the rear portion of the Activity Center where there are wires poking through the siding and holes from woodpeckers. The Board would like MAM to obtain bids for repairing this area more so than the entire building and suggested possibly replacing the current wooden siding with a vinyl product. If the product is not replaced, they suggested hanging silver streamers to detour the woodpeckers away from the structure.

The Board also requested bids to be obtained for siding replacement of the Grand Point Pool bathhouse structure. They suggested a vinyl or weather proof product.

VI. NEW BUSINESS:

A) Fitness Center – floor bid: The Board moved discussion of the floor bid to Executive Session.

VII. COMMUNICATIONS: Mr. Sandbothe informed the Board about Senate Bill 1117 which will place limitations on municipalities controlling nightly rentals and exempting the nightly rentals from paying local tax.

Mr. Roets reminded Board members to share Facebook posts to their own accounts.

Ms. Bustin stated Communications should remain an agenda item until a committee is formed and regular meetings are being held. The Board would like to see the committee focus on moving the community forward.

Ms. Cason made a motion to move the meeting into Executive Session. Mr. Roets seconded the motion. The meeting moved into Executive Session at 10:34 a.m.

VII. ADJOURN: Mr. Roets motioned to adjourn the meeting. Ms. Moe seconded the motion. The meeting was adjourned at 12:55 p.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary