

**Four Seasons Lakesites
Property Owners Association
Board of Directors Meeting-Regular Session
May 17, 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, of Camden County Sheriff's Office; Vanessa Hawkins and Alaina Gump from Wilson Toellner & Associates; Arnold Sandbothe from Village of Four Seasons; Mark Amsinger of Lake Ozark Fire Protection District; Sarah Amsinger, Horseshoe Bend Special Road District.

Property Owners: George Neville, 2 IP1.

II. MEMBER QUESTIONS OR COMMENTS: Mr. Neville questioned the Board about the recent newspaper article regarding sewer systems in Four Seasons. Ms. Cason explained the study conducted by the Department of Senior Services is looking 30 years into the future of Horseshoe Bend and what would happen if the current wastewater systems fail. The current discussion is in regards to financing from DNR or Department of Agriculture to conduct another study since the previous study is being challenged by several engineers. There will be no cost incurred by the POA for such a study.

III. APPROVAL OF April 19, 2016: Ms. Cason made a motion to approve the April minutes as submitted. Mr. Yoder 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 .65% in collections from this time in 2015. She explained that the Fitness Center schedule provided was in regards to the renovations and upgrades. The Fitness Center continues to be self-sustaining.

Ms. Gump informed the Board that AR Allowance and Developer Contributed property need to be finalized before the audit in June. Mr. Roeger provided the information needed on Developer Contributed Property for the Account Receivables Allowance. Ms. Gump and Ms. Hawkins will report to the Board after their meeting on Thursday.

Ms. Gump will be out of town for the June meeting but Mr. Toellner is planning to attend in her absence.

B) Sheriff: Sgt. Elkin informed the Board that numbers were lower this past month due to several of the department members taking vacation. April was a busy month kicking off the season on the weekends with the week days remaining quieter. The Deputy's answered 82 more calls for service than a year ago, almost doubled the number of arrests and all building check numbers were up as well.

Several arrests were made throughout the month including drugs, suspended license, DUI's and minors in possession of alcohol. Sgt. Elkin updated the Board about the construction trailer theft a few months ago; the suspect has been sent to the Missouri Department of Corrections for two years.

Sgt. Elkin explained as a department they often attend different trainings throughout the year to enhance their knowledge in all facets of their profession. Training is one of their administrations top priorities. Deputy Calvert, who is assigned to the Horseshoe Bend zone, was sent to a very informative training that was centered on Juvenile Homicide. It was called "Why teens kill: warning signs, causes, triggers and prevention". It was presented by Phil Chalmers, who has interviewed over 200 teen killers, along with numerous serial killers. He is a leading expert on juvenile homicide which includes school shootings and mass murder. The deputy stated it was a very informative seminar and she has passed much of what she learned on to the deputies in the zone to assist in watching for possible warning signs while dealing with individuals in the daily duties.

Deputy Wickam, who is also assigned to the Horseshoe Bend zone, attended a Glock armor school. He is now one of two deputies who will be allowed to work on sheriff's office weapons.

C) Village of Four Seasons: Mr. Sandbothe reported the trustees met May 11, 2016. They finished their audit in one day. The next Board of Trustees meeting will be held June 8, 2016. Mr. Holcomb is reviewing Planning and Zoning to create more formalized and updated documents. The Village authorized purchase of a mowing tractor.

D) Horseshoe Bend Special Road District: The new office manager is Sarah Amsinger. Ms. Amsinger was in attendance to observe the meeting in preparation for the June meeting.

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

Mr. Yoder brought the new ACC fence guidelines from the ACC meeting. He read and discussed the modifications and guidelines with the Board. The ACC is requesting Board approval. Mr. Yoder made a motion to approve the new ACC Fence Guidelines as written adding the words "without prior approval" to the end of the first paragraph. Ms. Moe seconded the motion. There were 5 ayes and Ms. Cason voted nay. The motion passed.

Ms. Miller reported to the Board that Ms. Anway has been working on the addresses of returned invoices. The Board asked MAM to inform the attorney's office of the updated addresses.

Ms. Altman updated the Board on the rowing machine which is on backorder. The company states the ship from China was delayed but it is expected to arrive in a couple of weeks.

Ms. Miller informed the Board MAM has received several complaints in regards to the advertised discounts not being given as stated at the area businesses.

The Porto Cima Town Hall Meeting minutes are downloaded to the website. Owner Services is verifying there are no new mailboxes being erected near the cluster mailbox area. Mr. Roets requests a written letter from the Sunrise Beach Post Master in regards to the mailbox restriction. The road list is also posted to the website.

Mr. Roets asked Mr. Sandbothe if the Village would be interested in a joint effort Spring/Fall Clean Up. Mr. Sandbothe will discuss the topic with the trustees at the next meeting. Mr. Mitchell spoke to Republic Waste Disposal about options available for POA members regarding large item disposal.

V. UNFINISHED BUSINESS:

A) Republic Services – Since the article was published in the Association Press they have added 72 new customers: 59 are trash only and 13 are trash and recycling. Ms. Cason asked for another meeting with a Republic representative to discuss the discount they are offering for Four Seasons POA members should be for all patrons, not just new business.

VI. NEW BUSINESS:

A) Central Bank of Lake of the Ozarks – Proposal – This will be discussed at a later date.

B) Fitness Center – Cleaning Schedule – Ms. Cason made a motion to approve an additional \$200 per week to clean the Fitness Center daily instead of 3 times a week. Mr. Roets added that the cleaning should include sanitizing the machines daily. Mr. Henderson seconded the motion. Ms. Moe abstained. The motion passed.

C) Fitness Center – Policy and Procedure – The Board discussed the Policy and Procedures that were provided them. Discussion ensued regarding information about guests of Fitness Center members. Mr. Yoder made a motion to add the verbiage “A dated \$5.00 per day guest pass may be purchased. A limited number of accompanied guest passes are available at MAM based on availability.” Mr. Yoder would like a sample pass given to the instructors so they are aware. Mr. Henderson seconded the motion. The motion passed.

D) Campground – Request for extended stay – Mr. Henderson made a motion to follow the current Rules and Regulation for the campground limiting the stay to 14 nights, adding “within a 30 day period”. Ms. Moe seconded the motion. The motion passed.

VII. COMMUNICATIONS: Mr. Roets encouraged weekly email blasts. He suggested sending a blast and putting on FaceBook and the website a request for additional emails for all members in the household so everyone is receiving the email blasts.

Ms. Cason made a motion to move the meeting into Executive Session. Mr. Henderson seconded the motion. The meeting moved into Executive Session at 10:29 a.m.

VII. ADJOURN: Ms. Cason motioned to adjourn the meeting. Ms. Moe seconded the motion. The meeting was adjourned at 3:40 p.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary