

**FOUR SEASONS LAKESITES  
PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-REGULAR SESSION  
NOVEMBER 17, 2015**

- I. **CALL TO ORDER:** President Mary Bustin called the meeting of the Four Seasons Lakesites Property Association Board of Directors to order at 9:04 a.m. at the Four Seasons POA Activity Center. Board members present were; Mary Bustin, Nancy Cason, Don Henderson, Steve Yoder and Maggie Moe.

Members absent: Terry Roets

Representatives present from Missouri Association Management, LLC (MAM) were Della Miller, Russ Mitchell, Shelly Anway and Michael Sasseen. Also present: Sgt. Jim Elkin and Chief Darrell Walden of the Camden County Sheriff's Office; Vanessa Hawkins and Alaina Gump from Wilson Toellner and Associates; Arnold Sandbothe from The Village of Four Seasons.

- II. **APPROVAL OF MINUTES:** Ms. Cason made a motion to approve the minutes from the September 15, 2015 Regular Session as written. Steve Yoder seconded the motion. Minutes were approved.

III. **REPORTS:**

**Financial:** Vanessa Hawkins reviewed the authorized signers on the Four Seasons POA bank accounts. Ms. Bustin made a motion to approve the individuals listed as approved signers on the accounts, motion was seconded by Don Henderson. Motion was approved unanimously. A list of the individuals is attached.

Alaina Gump asked for approval to raise the base on Capitalized Expenditures from \$1000.00 to \$5000.00.

Mr. Henderson made a motion to approve the change. Ms. Cason seconded the motion and it was approved. Ms. Hawkins reminded everyone that Wilson Toellner and Associates will be closed the week of Thanksgiving. Mr. Henderson asked if the Board could receive a Budget Variance Report from the accounting office. Ms. Hawkins indicated she would make one available to the Board.

Ms. Bustin asked for a review of the Collection Policy in order to inform the new Board Members of what the policy states. The policy was reviewed.

**Sheriff:** Sgt. Elkin shared with the Board a Thank You note from a resident to Deputy Greg Wickham. Deputy Wickham assisted with a deceased individual at the Racquet Club and the family was very appreciative of Deputy Wickham's assistance. It was the consensus of the Board To send a thank you note to Officer Wickham as well.

**Village of Four Seasons:** Arnold Sandbothe discussed the retirement of Tom Laird and stated the Trustee's have offered the position to an individual subject to a background check. The Trustee's are hoping to have this individual in place by December 1, 2015.

Mr. Sandbothe further reported on a request for two lots across from Lafata's and indicated there is a contract pending on the properties. Ms. Miller asked that further discussion be reserved for Executive Session. Ms. Cason stated that the Board of Directors cannot approve rezoning of lots within the POA from residential to commercial. Discussion followed.

Mr. Sandbothe also announced the Village of Four Seasons has adopted a resolution in regards to a

disaster relief plan.

**Horseshoe Bend Special Road District:** No one was present to report on behalf of the road district.

**Management:** Della Miller announced the dates for the upcoming holiday parties. Magic of Christmas will be December 6, Santa Babes on December 10 and Kids Christmas on December 12.

The storage facilities are full. MAM will be researching ways to better mark the individual slots, possibly paving and striping.

Ms. Miller discussed the crack in the wall at the Bittersweet Pool. Bids will be collected for the repair and presented at the December meeting.

The new playground is installed and has been well received. The Porto Cima streetlights have also been installed. All amenities have been winterized.

Ms. Miller discussed recent owner inquiries pertaining to Wastewater inspections and outlined the procedures. Ms. Cason reviewed the POA's guidelines.

Ms. Miller reviewed the Project List for 2015. The Board was asked to consider replacing the fans at the Fitness Center and update some of the Christmas decorations. It was the consensus of the Board to approve both Projects.

There are several replat requests to be completed before

the end of the year and the management office has been receiving calls in regards to the change in assessment amounts for 2016.

- IV. UNFINISHED BUSINESS:** Ms. Bustin addressed trash service within the POA. It is up to the individual property owner to determine which company they use. The Board is reviewing proposals with companies in order to provide better service and less traffic on the roadways. Ms. Miller referenced the Property Owners Survey which was done in 2007.

Ms. Bustin asked if Board Members had received feedback on the use of digital signs in the POA. Comments in regards to the signs have been unfavorable and it was decided to remove the digital sign from the Proposed Project list.

Ms. Bustin called for approval of the resolution to change the assessment amounts for 2016. Discussion followed in regards to the billing of unpaid assessments when a property is sold. Ms. Cason made a motion to approve the resolution and the motion was seconded by Mr. Henderson. Motion was approved. The resolution will be recorded in Camden and Miller Counties.

Ms. Bustin addressed Porto Cima representation on the Board of Directors. Ms. Cason noted the election cycle determines the number of Board Members representing the two areas of the POA. There are more voting members who reside on the Horseshoe Bend side of the POA. Discussion followed.

- V. ADJOURN:** Ms. Cason motioned to adjourn the meeting. Mr. Henderson seconded. The meeting was adjourned at 10:30 a.m.

Respectfully Submitted,

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Shelly Anway, Recording Secretary

