

**FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION, INC.**

ANNUAL MEETING

October 17, 2015

10:00 a.m.

- I. CALL TO ORDER:** POA Board Vice- President Nancy Cason called the meeting to order at 10:05 a.m. at the Four Seasons Lakesites POA Activity Center. Board members present were Nancy Cason, Mary Bustin, Don Henderson and Terry Roets. Board Member Steve Yoder was absent.

Representatives present from Missouri Association Management were Della Miller, Russ Mitchell and Shelly Anway.
- II. PLEDGE OF ALLEGIANCE:** Board Member Don Henderson led the Pledge of Allegiance.
- III. APPROVAL OF MINUTES:** Sharon Roets motioned to approve the October 18, 2014 Annual Meeting Minutes as written. Jan Reinhart seconded the motion. The motion was approved.
- IV. INTRODUCTIONS:** Ms. Cason introduced the members in attendance from the Architectural Control Committee, Social Committee and Communications Committee. Ms. Cason introduced the staff from Missouri Association Management, Wilson Toellner and Associates and the current Board of Directors. Ms. Cason recognized Mike Becker for his service on the Board of Directors. Mr. Becker moved from the area earlier in the year. Also recognized was Jim Holcomb for his service to the community having served on the Board. The Village of Four Seasons Trustees in attendance were then introduced. Also in attendance were representatives from the Horseshoe Bend Special Road District, Camden County Sheriff's Office and Ozark Shores Water District.

- V. WELCOME:** Nancy Cason welcomed everyone to the 2015 Annual Meeting and referred to the Annual Meeting Packet in order to review the Owner Code of Conduct at Meetings. At this time the Mission Statement *“To act as an objective body while maintaining and enhancing property values, representing property owners by enforcing the Declaration of Restrictive Covenants and being financially responsible, all in the best interest of the community”* was read, which was put into effect in 2008.
- VI. ELECTION:** Ms. Cason introduced the candidates for the Board of Directors open seats. The candidates are; Terry Roets, Walter Thompson, Maggie Moe, George Neville, Ralph Caruso and Dr. Gordon Riffel. Ms. Cason reviewed the election process and the three methods of casting votes, online, by mail and in person at the Management office. Voting was also allowed in person at the Annual Meeting. Time was allowed for anyone who had not voted, to cast their votes. Della Miller and Jan Rinehart were excused from the meeting to finalize the election.
- VII. ASSOCIATION UPDATE:** Ms. Cason discussed the introduction of Property Identification signs within the POA and informed owners of the approved colors for the signs. The electronic sign, present at the front entrance of the Activities Center for the Annual Meeting was discussed as a possible future addition to the POA. Ms. Cason indicated that a Town Hall Meeting will be held in the future to get a better sense of the community’s thoughts on adding the electronic signs to the POA.
- VIII. AUDIT REVIEW:** Mary Bustin reviewed the 2014 audit report. The Board, over the past two years, has been able to collect close to a million dollars in back assessments. Ms. Bustin addressed a question by an owner concerning the collection process for the POA. There are late fees and interest charged and a lien is placed on the property.

The Horseshoe Bend Special Road District contract has been paid in full, therefore, owners on Horseshoe Bend will no longer see it be assessed. This change does not affect Shawnee Bend property owners.

Ms. Bustin addressed the increase in Fitness Center memberships. The Board is discussing the possibility of an upgrade or expansion project, considering the substantial increase in Fitness Center usage over last year.

Ms. Bustin explained that the Board's goal is to try and keep assessment amounts as close to the previous year as possible. The Porta Cima owners will see a slight increase over last year whereas the Horseshoe Bend owners will see a slight decrease.

IX. ADMINISTRATION: Della Miller announced the new location for Missouri Association Management at 2121 Bagnell Dam Blvd., Lake Ozark. Ms. Miller discussed the responsibilities of the management company. Owners are encouraged to visit the new Four Seasons POA website which has been updated recently. The POA Facebook page has also been enhanced to be more informative.

X. FACILITY UPDATE: Russ Mitchell discussed the remodeling of the Activities Center. The use of LED lighting within the POA facilities is saving a considerable amount of money. An interior stairwell was added to the Activities Center at the time of the remodel. New landscaping is also being added on the left side of the building.

Porta Cima road repair will continue throughout 2016. The roads in that part of the POA need extensive repair in certain sections. The playground equipment has been replaced at the Swim and Tennis facility. The old equipment had been in place for 20 years and was unsafe to use.

Mr. Mitchell informed the owners that the campground has also been

upgraded in order to allow for the increase in usage that has been seen this year. The campsites are now able to hold larger motor homes and the sites have been leveled.

A Pickle Ball Court has been added this year and also a Horseshoe Pit at Grand Point. The Bocce Ball court was resurfaced with a new material due to the damp and shady conditions in that area.

XI. REPORTS:

- A. Architectural Control Committee:** Chairman Ron Tussey stated the Architectural Control Committee (ACC) introduced a new tree policy in to the POA this year. Mr. Tussey introduced the members of the ACC Committee.
- B. Communications Committee:** Chairman Neville stated the purpose of the committee is to ensure that information is received by the property owners in a timely fashion. Mr. Neville recognized the MAM office for the execution of the new website and Facebook page. Mr. Neville introduced the attending members of the Communications Committee.
- C. Social Committee:** Mary Bustin introduced the attending members of the Social Committee. There are several events planned for the upcoming holiday season. Social Committee events are announced in the monthly newsletter, on the Four Seasons POA website and on Facebook. Members of the Social Committee were recognized for their service.
- D. Sheriff's Office:** Sgt. Jim Elkins introduced Deputy Tom Kitchen who announced that Camden County was awarded as the location for the 2018 Can-Am Games. The Can-Am Games are an Olympics type event for Police and Fire Departments. There will be athletes from the United States and Canada attending the games. Deputy Kitchen discussed the new Sheriff's Dept. website and mobile app.

XII. QUESTION AND ANSWER:

Question: Joy Klempke asked what the speed limit is on Grand Point Drive.

Answer: Sgt. Elkins stated the speed limit is 35 mph on Grand Point.

Question: Teresa Foley asked what can be done to prevent people from setting off fireworks in the POA during the summer.

Answer: Deputy Kitchen stated that any owner in Four Seasons POA should call the Camden County Sheriff's Office to report any fireworks in the POA. Fireworks are not prohibited but are discouraged in the POA.

Question: Sharon Roets asked about the increase in calls to the Sheriff's Department in 2015.

Answer: Sgt. Elkins stated that the increase is due to the fact the department had more staff on duty in 2015 and therefore could respond to more calls.

Question: Mr. Jones asked if there has been an increase in drug activity in the area.

Answer: Sgt. Elkins stated there was not an increase in activity just an increase in the number of press releases related to drug activity.

Question: Jim Holcomb asked about the procedure for counting the votes during the Board Election. Mr. Holcomb suggested that the process by which the votes are counted should be made available in the newsletter or on the website. It was suggested that all Owners Services reports should also be made available.

Answer: Nancy Cason stated that the Owners Services reports are available to the Board currently, but in the future could be made available to the property owners also.

Question: Charles Baker asked if the owners of the empty lots next to his property are required to keep their lots clean.

Answer: Nancy Cason replied that if the lot is undeveloped, the owner is not required to maintain it, unless there is a dangerous situation. Mrs. Cason also reviewed the different methods of advertising lots for sale.

Question: Jim Holcomb asked about the cost of hiring a certified Arborist to help identify trees for removal.

Answer: Ron Tussey stated the cost is approximately \$75.00.

XIII. ELECTION RESULTS: Nancy Cason announced the election results. Terry Roets and Margaret Moe were introduced as the newly elected Board members.

XIV. ADJOURN: Nancy Cason called for a motion to adjourn. Mary Bustin Made the motion to adjourn, the motion was seconded by Jan Rinehart. The meeting was adjourned at 11:55 p.m.

Respectfully Submitted,

Shelly Anway, Recording Secretary

