

**VILLAGE OF FOUR SEASONS  
BOARD OF TRUSTEES**

133 Cherokee Road  
Four Seasons, Missouri 65049  
(573) 365-3833

**REGULAR MEETING MINUTES  
WEDNESDAY, MAY 14, 2025, AT TIME: 5:30 P.M.**

**CALL TO ORDER/ROLL CALL** – The meeting was called to order at 5:30 pm. Trustees present were Mr. Perdue, Mr. Weihs, Mrs. Ruck, Mrs. Jones, and Mr. Baldridge. The Village Attorney, Mr. Miller, was also present.

**PLEDGE OF ALLEGIANCE** – Recited by those present.

**APPROVAL OF MINUTES / OPEN SESSION** –

- April 9, 2025 – Regular Session Minutes
- April 16, 2025 – Special Session Minutes
- Motion made by Mrs. Ruck to approve both April 9<sup>th</sup> and April 16<sup>th</sup> the minutes, seconded by Mr. Perdue, the motion passed with unanimous approval.
  
- April 9, 2025 – Closed Session Minutes
- April 16, 2025 – Closed Session Minutes
- Motion made by Mrs. Jones to approve the April 9<sup>th</sup> minutes with no changes and the April 16<sup>th</sup> minutes with the removal of the open session references, seconded by Mr. Perdue, the motion passed with unanimous approval.

**REPORTS FROM COMMITTEES, OFFICERS**

**Tony Baldridge**

- Technology/IT
  - Technology changes are in the works. More to report at a later time.

**Dave Perdue**

- Building Codes/Permits
  - Revenue for the month \$4,145
  - Revenue YTD \$39,840
  - Scheduled Inspections YTD 39
  - New Homes YTD 4
  - Permits YTD 39
  
- Camden County Sheriff Report
  - Two (2) new hires graduated from the FTO program and started working Horseshoe Bend on April 16. Starting the last weeks of May two (2) more officers will be added, who are on break from their regular positions as school resource

officers. When at full staff there will be ten (10) officers stationed out of the Substation at Village Hall.

- Calls for the month of April started off slower than normal but picked up towards the end of the month. Calls included ten (10) domestic assaults, five (5) emotionally disturbed persons, four (4) motor vehicle accidents and three (3) assaults.
- Camden County Sheriff's Department has a contract with Seven Mile Cove to have two (2) off duty deputies for extra security on the weekends. They will be in uniform and have their patrol cars also.

#### **Ron Weihs**

- Mrs. Jones and Mr. Weihs met with Nelsons Land Services to discuss what will be planted in the gardens. They should be finished by Memorial Day.
- The irrigation at Trillium Park had to be turned off due to a malfunctioning timer. Once fixed, it will be turned back on.
- Mrs. Jones asked when Nelsons Land Services would fertilize the plants. Mr. Weihs indicated it would be at planting and that was all. The contract includes weeding each garden monthly.

#### **Luanne Ruck**

- ARPA Funds are the same as last month. There has been nothing spent on the handrails or Trillium Park yet.
- General, Street and Capital funds
  - The Budget vs. Actual report shows the building permit income, license income, interest and motor vehicle categories are all up compared to last year. Sales tax revenue is down still compared to what was budgeted.
  - The Statement of Financial Income and Expense report shows revenue income is down \$9,000. Expenses are up compared to last year. Some categories worth mentioning are the gardens, outside services, insurance, the Village Voice publication, and the start of the pavilion construction are all factors in the increased expenses. With the carry-over revenue from last year the Village is still in good standing.

#### **Ranita Jones**

- Emergency Management
  - The storm sirens are now connected with the Osage Beach Police Department. They have been tested and working. Mrs. Jones will contact Camden County to verify they are aware of the change.
  - Mrs. Jones is going to research what needs to be done to have access to the voice alert capability the sirens have for emergency management purposes.
  - Mrs. Jones is going to talk with the Outdoor Warning Consulting to see if the handheld radios the Village has FCC licensing through 2026 can be used with the sirens.

- The Emergency Management Coordinator, Mr. Rader, would like to take the Emergency Management Trailer to the Four Seasons Lakesites POA block party to share with the residents.
- Mrs. Jones took the chainsaw to get routine maintenance on it.
- Mrs. Jones made extra keys for the emergency trailer.
- Horseshoe Bend Special Road District (HBSRD)
  - The traffic lights at Duckhead and Horseshoe Bend were repaired.
  - They are finished striping the main road and finishing side roads.
  - The HBSRD meetings are on the second Thursday each month at 8 A.M.

### **UNFINISHED BUSINESS**

- Pavilion Update
  - The construction is going as planned. The next phase is to put the request for bid out for the building itself.
- Pedestrian Trail Handrails Updates
  - Nothing to update at this time.
- Trillium Park Update
  - Original bid came in over \$10,000.
- Pedestrian Trail crack filling – Update
  - Mr. Perdue will reach out to contractors for this project.
- Replace Asphalt on Cherokee near Cornett Branch – Update
  - Mr. Perdue will reach out to contractors for this project.

### **NEW BUSINESS**

- Open Bids for Pickleball/Basketball Court Striping.
  - Bids were opened. Three (3) bids were received.
    - Gerald Perry Tennis Co.
    - Tim Truitt
    - Willow Ridge Asphalt, LLC
  - Mrs. Ruck suggested Mr. Perdue and Mr. Newman, Building Official, review the proposals and determine which is best suited for the project. Mr. Baldrige agreed and set a plan for a special meeting once the proposals have been reviewed more thoroughly.
- Garden Bid – Fertilizing of Shrubs and Trees
  - Mrs. Jones met with Trusted Home Services to get a quote for fertilizing all the shrubbery and annuals in each garden. The bid amount is \$730 per application. There will be 3 applications totaling \$2,190 for the year.
  - Mr. Perdue made a motion to accept the bid and move forward with fertilization. Mr. Weihs seconded the motion. Motion passed. Mrs. Ruck abstained from the vote.
- Lake of the Ozarks Council of Local Governments Membership Renewal
  - Mrs. Ruck made a motion to approve the membership, Mr. Weihs seconded, passed with a unanimous vote.

- Otto Expresses – proposed gas station
  - The owners talked about the initial plan for making it more than just a gas station. The building would be around 6,000 sq. ft. and they would have eight (8) pumps that equals sixteen (16) filling stations.
  - The store's name is Otto Express they are typically a BP brand.
  - The owners have already worked with HBSRD regarding the entrance.
  - The store façade has not been determined yet.
- Sign Ordinance
  - Mrs. Jones would like to revise the ordinance.
  - Some of her concerns are signs in the right-of-way per the Village ordinance because the HBSRD does not allow them in the right-of-way.
  - Another concern is the open-house signs at Horseshoe Bend and Havens Place Dr are a continued problem.
  - Mr. Weihs raised the issue of the electronic signs at Four Seasons Convenience Store not being legible.
  - It was agreed upon to move this topic to a later meeting after further evaluation of the current ordinance.

### **GENERAL DISCUSSION**

- Mrs. Jones would like clarification on why the Village doesn't simply send "fyi" letters to residents when complaints are made to make sure they are aware of the ordinance in violation. Attorney Miller advised against sending that type of letter out as it can be misconstrued as taking sides. As a municipality it is best to follow up on the complaints, have law enforcement involvement, and when needed working it through the court system.

### **CITY ATTORNEY UPDATE**

- Attorney Miller has nothing else to add at this time.

### **CLERKS REPORT**

- The 2025 Audit will start on Monday, May 19, 2025.

### **CLOSED SESSION** 610.021.1, 610.021.12 and 610.021.13 RSMo

- Mr. Weihs made a motion to go into closed session. Mr. Perdue seconded motion. Unanimous approval. Time 6:50 P.M.
  - Mrs. Jones – Yes      Mr. Weihs – Yes      Mr. Perdue - Yes
  - Mrs. Ruck – Yes      Mr. Baldrige - Yes

### **REENTERED OPEN SESSION**

- Mr. Weihs made a motion to reenter the open session at 7:53 P.M., Mr. Perdue seconded, all approved. Time 7:53 P.M.

### **EMPLOYEE BENEFIT**

- Mr. Weihs made a motion to approve the employee benefit. Mrs. Ruck seconded, all approved.


**ADJOURNMENT**

- Motion made by Mr. Weihs to adjourn the meeting. Mr. Perdue seconded, all approved.  
Time 7:45 P.M.

**DATE OF NEXT MEETING** – June 11, 2025

Recorded and prepared by:

  
Village Clerk

  
Trustee