

**VILLAGE OF FOUR SEASONS
BOARD OF TRUSTEES**

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

**REGULAR MEETING MINUTES
WEDNESDAY, September 13th, 2023, TIME: 5:30 P.M.**

CALL TO ORDER/ROLL CALL – Mr. Perdue called the meeting to order at 5:35 p.m. Those present were Mr. Perdue, Mr. Weihs, Mrs. Ruck, and Mrs. Jones. Mr. Baldrige was not in attendance. The Village Attorney Mr. Miller was also in attendance.

PLEDGE OF ALLEGIANCE – Recited by those present.

APPROVAL OF MINUTES / OPEN SESSION

- Approval of Minutes
 - July 12, 2023, Closed Meeting
 - August 9, 2023, Regular Meeting
 - August 9, 2023, Closed Meeting
- Motion made to approve by Mrs. Ruck, Mrs. Jones seconded, and passed with unanimous approval.

FINANCE REPORT

Luanne Ruck

- Budget vs. Actual (General, Street and Capital) - Building permits are up based on what was budgeted. Motor Fuel tax is up by \$2,600. Gas Franchise income is up by \$1,200. All other tax income is down. Total expenses have gone down, and we are still in good standing based on what we budgeted. Reports are still being skewed because of the ARPA funds/reserves. Mrs. Ruck will work with the accountants to make sure we have this accounted for properly.
- Motion made to approve by Mrs. Jones, Mr. Weihs seconded, and passed with unanimous approval.

REPORTS—FUNCTIONAL ASSIGNMENT

Dave Perdue

- Law Enforcement – Patrol Deputy Martin highlighted the monthly report. August 2023 compared to August 2022 several categories were down. Service calls, reports taken, and number of traffic stops were all down. However, the number of arrests made by deputies in the zone was up. There was also a property damage call at the Southwood Shores Condo worth approximately \$8,000 worth of damage.
- Building Codes/Permits –
 - Revenue YTD \$49,303
 - Scheduled Inspections YTD 580.
 - New homes YTD 12.
 - Permits YTD 66.

- Mr. Jeff McCleary has retired, and Mr. Ike Newman is the only inspector now.
- Streetlights – Nothing to report.
- Fire Department Liaison – Nothing to report.
- Commissions (P&Z, BOA) – Nothing to report.
- P&Z Administration – Nothing to report.

Ron Weihs

- Gardens & Parks – Having the park by Village Hall mowed more frequently. Waiting for Ozark Tree and Landscaping to get the dead trees removed at Trillium Park and the park behind Village Hall. This should be done in the next few weeks. Lights fixed by the Village sign (near the Lodge entrance) but the rest of the garden lights will be added to projects later on.
- Hiking & Biking Paths – Nothing to report.
- HOA Boards Liaison – Nothing to report.

Luanne Ruck

- Finance – We received the 1st class money check, once ~~it is~~ it's cleared our account, we will then pay it to HBSRD.
- Planning to amend the budget with the August numbers.

Ranita Jones

- Emergency Management –
 - Mr. Newman (Building Inspector) installed the Ham Radio antenna.
 - The EM team is going to work on the old gardeners' room to turn it into an office for the Ham Radio and its operator.
- Garden and Parks – Nothing to report.
- HBSRD – Their monthly meetings are now at 8am.
- Water District – Nothing to report.

UNFINISHED BUSINESS

- Storm Sirens
 - We are waiting for Arrowhead Title to confirm ownership. Once Attorney Miller receives the title examination back, he will draft the easement and get it sent to the proper parties.
- Hiking and Biking Path Update
 - Mr. Miller is working on a license agreement with the Village of Four Seasons and Camden County.

NEW BUSINESS

- It was suggested that the Wayfair Tax and License Plate Readers should be discussed in a public forum to get the residence thoughts on both.
- ARPA Update
 - Mrs. Ruck sent a letter to the Lake Ozark Council of Local Governments outlining the projects we have planned for the ARPA funds. All qualified as potential projects. We need to submit minutes and other documentation to support the projects. The projects are as follows:

- Technology project – update security cameras, office, and inspection department tablet.
 - Improvements to the pedestrian trail – will fall under the storm water infrastructure.
 - License plate readers.
 - Park restrooms – changed to a remodel instead of a complete rebuild.
 - Playground ground cover – new material to replace the mulch.
- ARPA technology update
 - Building tablet – Mr. Miller suggested we explore a lease option before moving forward.
 - Admin/Office – Motion made to approve by Mr. Weihs, Mrs. Jones seconded, and passed with unanimous approval.
 - Cameras - Motion made to approve by Mrs. Jones, Mrs. Ruck seconded, and passed with unanimous approval.

GENERAL DISCUSSION

- Mrs. Jones asked for a status update on the park bathrooms. Mr. Perdue updated her on how they are waiting on some bids for the repairs. Mr. Perdue feels it will be around \$6,000. Time frame is more like springtime to start.
- Mrs. Jones is putting together a packet to distribute to area realtors and possibly add to the POA's welcome packet. This will contain information regarding no short-term rentals in the R1 section of the Village. Mr. Perdue suggested adding that areas zoned R2 can rent but they need to comply with those condo boards too. Mrs. Jones also would like to include information about residents listing address as Four Seasons for the tax benefits.

CITY ATTORNEY UPDATE

- Two code violations have been filed for short term rental violations. A cease-and-desist letter was sent, and no response was received. This will be moved on to be added to the court docket as a miscellaneous code violation.
- Mr. Miller suggested the trustees look at what Columbia is doing for deer remediation. They are permitting and training hunters. Our current cooperative agreement between the Village and the POA is a cost of almost \$20,000 per year.
- Mr. Miller is working with Mrs. Glover to get our Municode up to date. This will allow our ordinances to be searchable online. The estimated cost is \$1,379 to get ours up to date.
- The Village court time is being moved to 3 p.m.

CLERKS UPDATE

- Website is still in progress. Pictures have been added and some verbiage has been updated. Adding the minutes to the page is the next step.
- Records retention schedule, we are working to thin out the paper and get documents moved to electronic copies.
- Mr. McCleary's retirement celebration is schedule for 9/29/2023 from 2 p.m. to 5 p.m. at the POA Community Center.
- CD's maturing 9/13/2023 and 9/25/2023. Suggested by Mr. Miller to keep both CDs at First Bank of the Lake for 6mos at 5.15%. The 9/13/2023 CD has a letter of credit

attached. A motion was made by Mr. Weihs, seconded by Mrs. Ruck, and passed with a unanimous vote.

COMMENTS FROM VISITORS

- None at this time.

MOTION TO GO TO CLOSED SESSION – 6:50 p.m.

- Motion made by Mrs. Ruck to go into closed session, Mr. Weihs seconded the motion, and passed with a unanimous vote.
- Roll Call
 - Mr. Weihs – yes
 - Mrs. Ruck – yes
 - Mrs. Jones – yes
 - Mr. Perdue – yes

CLOSED SESSION – PERSONNEL – Held from 7:00 p.m. to 7:45 p.m.

MOTION TO GO TO OPEN SESSION 7:47 p.m.

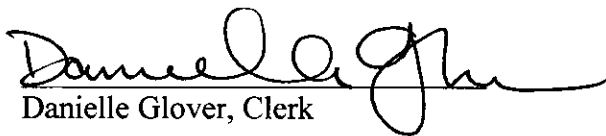
- Roll Call
 - Mr. Weihs – yes
 - Mrs. Ruck – yes
 - Mrs. Jones – yes
 - Mr. Perdue – yes

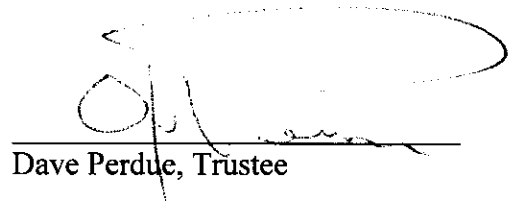
ADJOURNMENT-

- Upon motion made by Mr. Weihs seconded by Mrs. Ruck, with unanimous approval the meeting is adjourned at 7:48 p.m.

DATE OF NEXT MEETING- October 11, 2023.

Recorded and prepared by:


Danielle Glover, Clerk


Dave Perdue, Trustee