

**VILLAGE OF FOUR-SEASONS BOARD OF TRUSTEES  
REGULAR MEETING MINUTES**

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

**IN PERSON MEETING NOTICE MINUTES  
WEDNESDAY, 12 JULY 2023; TIME – 5:30PM CST AT THE ABOVE WRITTEN ADDRESS**

This was an open meeting to the public in accordance with the provisions of Section 610.010 to 610.030 RSMo.

1. **CALL TO ORDER:** – ROLL Call: Meeting was called to order by Mr. Tony Baldrige at 5:30p.m. Those present were Mr. Ron Weihs, Mr. Dave Perdue, Ms. Luanne Ruck, and Mr. Tony Baldrige. Ms. Rantia Jones was not in attendance.

2. **PLEDGE OF ALLEGIANCE:** - Recited by all present, led by Mr. Baldrige.

3. **READING OF MINUTES:**

- Mr. Baldrige requested Approval of Regular Session Minutes per the agenda, dated June 14, 2023.  
Motion to approve was made by Mr. Perdue; second by Mr. Weihs. Mr. Baldrige requested if there was any discussion in which there was none. Minutes were approved all board members except Ms. Ruck as she did not attend the meeting.
- Mr. Baldrige requested Approval of Regular Session and Closed Session Minutes per the agenda, dated June 22, 2023.  
Motion to approve was made by Ms. Ruck; second by Mr. Perdue. Mr. Baldrige asked if there was any discussion in which there was none. Minutes were unanimously approved.

4. **FINANCE REPORT:** Ms. Ruck:

- A cheat sheet was created to show revenue and how often they go into each account. Also shows the categories of expenditures and which account they come out of.
- Budget vs. Actual report revenue shows it is down but that is because a couple of categories are up. The building permits are up from what was budgeted. And misc. income is up. We are down in the revenue categories. These will be watched and addressed when the amended budget is done towards the end of the year.
- ARPA funds are also skewing the numbers. Those funds are in reserve because we want to make sure the money is used correctly. A meeting is scheduled with the Lake of the Ozarks Council of Local Governments to ensure we are on the right track.
- Monthly on-going expenses are down. We are in very good standing still it just looks skewed because the ARPA fund expenditures. We will work with the accountants to see how to better break out the ARPA funds from our other reporting.
- Mr. Perdue wanted clarification on the ARPA total amount received vs. what has already been allocated. Ms. Ruck explained that we have received \$426,882.40 and it is in reserves but what

has been spent on the streetlight and the sirens so far is showing on the expenditure side, so it skews the numbers. This is what she is going to clarify when she talks with the accounting firm so we can get it corrected for correct reporting.

#### **6. REPORTS FROM COMMITTEES, OFFICERS:**

- Dave Perdue - Law Enforcement Liaison; Bldg. Codes/Permits; Streetlights; Fire Dept Liaison:
  - Fire Department – Nothing Significant to Report.
  - Permit revenue is up. A lot of new houses and remodeling are happening.
  - The Sheriff's Liaison to the board meeting provided an update with last month's significant events. June calls were up over May, which is normal for this time of year. Powerfest Boat Race main issue was parking. All County Deputies are now CPR certified.
- Ron Weihs - Gardens & Parks; Hiking & Biking Paths; HOA Boards; Emergency Management:
  - Nelsons Landscaping replaced the dead plants by the flagpole.
  - Identified and marked 6 dead trees that need to come down in Trillion Park and a couple others in the other park and the lateral field. Ozark Tree will take care of them.
  - Bruce Thompson contacted about the evergreens at the Bittersweet Park. One is starting to cover the directional sign. They asked if it could be moved. Todd Nelson with Nelson Landscaping looked at it and said it could be moved over to the other berm on the side to get it out of the way. It will cost \$200 but there are no guarantees it will survive. Since it is under the limit it was approved to move forward.
  - And we do now have information on the easements for the sirens so an update on that portion is yet to come, since it came in late in the day.
- Tony Baldrige - Technology/IT; License & Grants; Commissions (P&Z), BOA) P&Z Administration:
  - Waiting for information from IT regarding upgrades to cameras and other technology.
  - Meeting with Lake of the Ozarks Council of Local Governments Thursday to talk more about ARPA funds.
  - Road District – Jeff McCleary went with Kevin Luttrell with HBSRD to survey the hiking and biking trails. Kevin is going to get us a list of repairs and cost to do the repairs.

#### **7. UNFINISHED BUSINESS:**

- Hiking and biking path budget amendment to set up a budget to go toward the cost to maintain them. Mr. Todd Miller, Village Attorney, advised getting in writing an agreement with the County. Mr. Baldrige asked Mr. Miller to follow up with the County, he agreed he would.

#### **8. NEW BUSINESS:**

- Two CD's expiring 7/31/2023. Ms. Glover called around to get current rate options from 5 local banks. Mr. Miller suggested calling them again to see if they would offer any increase due to the dollar amount of the CDs. It was determined that we would move forward with the findings of which can provide the best rate.
- Social Media for The Village – Website, the Voice mailer, email, and Facebook. Ms. Glover would be the content manager. We want to include information from the POA, HBSRD, Sheriff, Water District, County... whatever is relevant, meet the guidelines, and builds relationships with the

other entities. Mr. Skelton, Camden County Commissioner, advised caution on content going out and who is allowed to interact with the citizens on the other end. Mr. Miller advised making it a static page, so we are only supplying information and citizens are advised to call in to get further information. It was also suggested to reach out to the Municipal Council for guidance if needed.

9. **GENERAL DISCUSSION** – None.

10. **COMMENTS FROM VISITORS** –

- Ryan Gattermeir signed up to talk about the property by Vintage Landing. He would like to build 2-3 bedroom lakeview cabins on the property. His opinion is it would bring sales tax revenue to the Village. He is wanting the Village to change the zoning on this middle property. The trustees will discuss and revisit at a later time.
- Mr. Skelton, Camden County Commissioner – discussed SB90 bill that passed the MO legislature allowing those on social security to apply for a circuit breaker. This gives the recipient the property tax amount going forward of whatever the rate was at the time they became eligible for social security. It will stay that way until time of death. The county is looking to make this an ordinance for Camden County.
- Mary Bustin from the POA said they had a huge turnout for the block party, over 500 people. The 4<sup>th</sup> of July was pretty quiet this year. And the update on the aquatic center is they are a little behind but hoping to catch up in the next few weeks.

11. **CLOSED SESSION** –

- 6:27pm Mr. Perdue made a motion to go into closed session. Mr. Weihs 2<sup>nd</sup>. All approved. Roll Call: Mr. Weihs – Yes, Mr. Perdue – Yes, Ms. Ruck – Yes, and Mr. Baldrige – Yes

12. **ADJOURNMENT:** -

- Returned to open session and adjourned at 7:08 pm – Ms. Ruck made motion to adjourn, seconded by Mr. Weihs – All approved.

13. **DATE OF THE NEXT MEETING:** August 9, 2023.

  
Village Clerk

  
Trustee