

**VILLAGE OF FOUR SEASONS  
BOARD OF TRUSTEES**

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

**REGULAR MEETING MINUTES  
WEDNESDAY, JANUARY 14, 2026, AT TIME: 5:30 P.M.**

**CALL TO ORDER/ROLL CALL** – The meeting was called to order at 5:30 p.m. Trustees present were Mr. Weihs, Mrs. Ruck, Mrs. Jones, and Mr. Perdue. Mr. Baldrige joined the meeting via Zoom. The Village Attorney, Mr. Miller, was also present.

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

**APPROVAL OF MINUTES**–

- December 10, 2025 – Regular Session Minutes
  - Motion made by Mrs. Jones to approve the minutes, seconded by Mrs. Ruck, the motion passed with unanimous approval.
- December 15, 2025 – Special Session Minutes
  - Motion made by Mrs. Ruck to approve the minutes after adding the name of the developers involved in the Planning and Zoning Hearing, seconded by Mrs. Jones, the motion passed with unanimous approval.

**SHEPHERDS CANYON SPECIAL USE PERMIT**

- The Shepherds Canyon Retreat representatives gave an overview of what they were requesting. A special use permit to allow them to use the property at 270 Veronica Lane as a parsonage to council ministry leaders in need of guidance. They state the home would be a fulltime residence for a local pastor and six (6) times a year they would host up to four (4) couples for the intensive counseling.
- A variety of Village Residents spoke regarding opposition and support of the request. Some of the opposition concerns raised included what precedence is being set allowing this type of use and allowing a business in the R1 zoning will open back door avenues for future businesses in R1 zoning. Some of the other concerns included use of POA amenities by their paid clients and if this is allowed what will stop them from expanding to make this property as large as the Arizona facility.
- Some of the supporting comments include it will appear no different than any other resident having guests for a week at a time, it fits in the specifications in the Village Ordinances regarding special use permits for who/what is allowed, and the restrictions suggested by the staff report at the hearing are reasonable and acceptable.
- Mr. Barber, Chairperson of the Planning and Zoning Commission, read his statement of recommendation. Summarized it states the Commission does not recommend approval of this application.

- Mrs. Ruck made a motion to accept the Planning and Zoning Commission recommendation to deny the permit application. Mr. Weihs seconded the motion. Upon roll call vote the motion passed. The application was denied.

Mr. Weihs – Yes      Mr. Baldrige – Yes  
 Mrs. Ruck – Yes      Mrs. Jones – Yes  
 Mr. Perdue – Yes

## **REPORTS FROM COMMITTEES, OFFICERS**

### **Tony Baldrige**

- Technology/IT – nothing to report at this time.

### **Dave Perdue**

- Building Codes/Permits (was included in Trustee packet but not covered in the meeting due to how long the meeting was taking)
  - Revenue for the month of December \$3,655
  - Revenue YTD \$108,880
  - Scheduled Inspections YTD 19
  - New Homes YTD 15
  - Permits YTD 114
- Camden County Sheriff Report
  - Calls for the month of December included three (3) for domestic violence, five (5) vehicle accidents, three (3) emotionally disturbed persons, two (2) sexual assaults, four (4) driving while intoxicated, and various traffic stops.

### **Ron Weihs**

- Gardens & Parks - nothing to report at this time.

### **Luanne Ruck**

- ARPA Funds all funds are allocated, and the remaining amount is set to be used for Trillium Park this Spring.
- General, Street and Capital funds
  - The Budget vs. Actual report, income is up over budget. Expenses in all three funds were below what was budgeted.
  - The Statement of Financial Income and Expense report shows revenue income was higher than 2024. Expenses are up due to some extra expenses and projects that were added to this year.

### **Ranita Jones**

- Emergency Management – Mrs. Jones took the small generator in for repair and a tune up. She is also going to set up a service call for the large generator as well.

## **UNFINISHED BUSINESS**

- Golf Cart Bill 26-01
  - Mrs. Ruck made a motion to read by title only, Mr. Weihs seconded, all approved

- Mrs. Glover read Bill 26-01 by title only
- Mrs. Ruck made a motion for the second reading by title only, Mr. Weihs seconded, all approved.
- Mrs. Glover read Bill 26-01 by title only for a second time.
- Mrs. Ruck made a motion to approve the Bill 26-01, Mr. Weihs seconded, roll call vote, Bill did not pass.
  - Mr. Weihs – No      Mr. Baldrige – Yes
  - Mrs. Ruck – No      Mrs. Jones – No
  - Mr. Perdue – Yes
- Garden Mulch – Mrs. Jones presented a quote to update the gardens at the Welcome Sign and the Flagpole garden at Village Hall. This would include removing some (or all) of the mulch, replacing it with rock, eliminating some of the sprinkler heads, and replacing some of the plants with other greenery.
  - Mr. Weihs made a motion to approve the project, Mrs. Ruck seconded, roll call vote, motion passed unanimously.
    - Mr. Weihs – Yes      Mr. Baldrige – Yes
    - Mrs. Ruck – Yes      Mrs. Jones – Yes
    - Mr. Perdue – Yes
- Pedestrian Trail Guardrails – Mr. Newman, Building Official, and Cooper Siteworks installed the 5 initial guardrails.
- Trillium Park Timeline – all prep work is completed. Once the weather changes the installation will start.

### **NEW BUSINESS**

- 2026 Meeting Schedule
  - Mrs. Ruck made a motion to eliminate the February meeting, Mrs. Jones seconded the motion, all approved.
- Election Ordinance – Mrs. Jones was concerned that the Village of Four Seasons Ordinance does not outline the required qualifications to run for Trustee. She also suggests adding a clarification regarding the candidate’s needs to be current on their taxes. Mrs. Glover let Mrs. Jones know that candidates are required by the state to complete a form regarding their taxes when they sign up to run. Attorney Miller explained how the Village Code does reference back to the State Statue. And if the Chairman would like to put together an ADHOC committee to work on this, he will draft a bill with what they decide and send to him. Mr. Baldrige asked the board if they would like to form a committee and what changes need to be made. No one spoke up so this was tabled.

### **GENERAL DISCUSSION**

- Mrs. Jones would like to coordinate with the Four Seasons Lakesites POA to submit an article to be included with their newsletter. Mr. Weihs and Mrs. Ruck suggested utilizing the Village Voice newsletter. Attorney Miller suggested the Trustee, who is the POA/HOA Liaison, report Village happenings to the POA/HOA board(s) at the time of

their meetings. He also reminded the Board that if the Village runs articles in other publications then it is subject to Sunshine law, he advised against.

**CITY ATTORNEY UPDATE**

- Attorney Miller discussed the decline in the amount of Village tickets being issued by the Camden County Sheriff's Department. He would like to encourage the Board to put more of an emphasis on this with the Sheriff's Department.

**CLERKS REPORT**

- CD Maturing
  - Mrs. Ruck made a motion to keep the CD with First Bank of the Lake and move it to 4.10% APY for 20 months, Mr. Weihs seconded, passed unanimously.
  - Mrs. Ruck also suggested some of the funds in General and Capital be moved into CD's in the up coming months.

**ADJOURNMENT**

- Motion made by Mrs. Jones to adjourn the meeting, seconded by Mrs. Ruck, and with all approving, the meeting adjourned at 8:07 p.m.

**DATE OF NEXT MEETING** – March 11, 2026.

Recorded and prepared by:

Danielle Glover  
Village Clerk

[Signature]  
Trustee