



## Anchor Point Condominium Owners Association

### Minutes – 2012 APCOA Annual Meeting

#### Meeting Summary:

Date/Time: November 3, 2012 7:00pm  
Location: Kimberling Inn – Harbor Room  
Attendance: 35 of 67 Unit Owners Represented  
Quorum: 52.2% of Unit Owners Meets Quorum Requirements  
Refreshments: Provided by The Pier Restaurant – Renee & Bob Nicole

#### Agenda Items:

##### Call To Order:

Meeting was Called To Order at 7:05pm

##### Introductions:

Board of Managers: Lisa Copeland, Don Gish, and Ray Loehr  
APCOA Secretary: Ann George  
Kimberling Inn Staff: Steve Branstetter  
Bowling Construction: Ken Bowling and Kevin Bowling

John Lang thanked the board for their hard work and efforts during the recovery.  
Ray Loehr was presented with a plaque by the board for his dedication during the recovery.

##### Year In Review:

Past years Board of Managers goals were outlined and reported:

**Improvement in member communications:**

**Financial Understanding:**

**Survey Membership:**

**Improvements & Tasks:**

**Financial – Year-To-Date 2012: (Year To Date Handout Available)**

### **Financial – Budget 2013: (Handout Available)**

The board has developed the 2012 budget. For 2012, Maintenance Fees will remain the same. Several accounts have been redefined to better align the various services being rendered. An account for Common Area Maintenance to include grass cutting, roads, etc, is separate from Common Amenity Maintenance which includes pools, tennis court, and other amenities. Additionally, each account has been defined to describe the services being provided. This way Kimberling Inn and the association will both understand the service rendered and associated costs of that service. Wireless Internet Service has not been determined and is not included in the 2012 Budget.

The Reserve Account is now divided into two accounts. In addition to a Reserve Account, the board has created an Improvement Account. This Improvement Account may be used to provide funds to Kimberling Inn for improvements which would benefit not only the APCOA, but also the inn and the timeshare entities. Types of improvements might be improvements to the front desk, conference areas, or better signage. The improvements would need to be funded proportionally by each of the entities and be of benefit to the APCOA.

### **By-Law Change – Change**

**Motion:** To approve the APCOA By-Law change to Article IV – Section 3 as written.

Motion was made by: John Lang

Seconded by: Jay Elliot

Motion Approved: For Approval – 35 Against - 1

### **Late Fee Policy: (Handout Available)**

### **Roof Replacement:**

### **Wi-Fi – Wireless Internet Access**

CenturyLink has provided Kimberling Inn a proposal for Wireless Internet Access. To date the APCOA has not seen the proposal and does not know Kimberling Inn's determination of the service or cost of the proposal. If a campus wide wireless Internet service is not an option, the APCOA will investigate the service for Anchor's Point. Wi-Fi service is not included in the 2012 Budget. The board will keep the membership informed as this project moves forward.

### **APCOA Web Site**

An APCOA web site may be created for less than \$200.00 per year. The web site could have both public access pages and secured pages for members only. Contents may include By-Laws, Newsletters, Budget & Financial information, Projects & Project Updates, Member Blog, and more. The APCOA would have its own domain and be available directly through a search engine or through a link from the Kimberling Inn web site.

**Outgoing Manager**

Don Gish, completed his term as Treasure of the APCOA.

Don was thanked for his contributions to the board and the association during his year of service as Treasure. He was also presented with a Certificate of Appreciation for his service.

**Incoming Manager**

Everett Isaacs assumed his position on the Board of Managers. As a member of the Board of Managers Everett assumes association managerial and financial duties including financial oversight and access to financial records and bank accounts.

**Additional Comments & Questions**

Earlier Starting Time

Schedule of completion

**Adjournment**

Meeting was Adjourned at 10:00pm.