



## **Minutes – 2013 APCOA Annual Meeting**

### **Meeting Summary:**

Date/Time: November 2, 2013 6:00pm  
Location: Hillbilly Bowl – RT's – Blue Room  
Attendance: 31 Owners Present 10 Proxy Votes Totaling 41 of 67 Unit Owners Represented  
Quorum: 61.2% of Unit Owners Meets Quorum Requirements  
Refreshments: Provided by RT's Restaurant

### **Agenda Items:**

#### **Call To Order:**

Meeting was Called To Order at 6:05pm

#### **Introductions:**

Board of Managers: Lisa Copeland, Everett Isaacs, and Ray Loehr  
APCOA Secretary: Ann George  
Bowling Construction: Ken Bowling and Kevin Bowling  
Polsinelli: Justin Watkins

#### **Board of Managers Election Results:**

Everett Isaacs was requested to move the Board of Managers Election Results up in the agenda. Without objection the Election Results were presented.

Everett introduced Don Gish. Don oversaw the Board of Managers Election for the board. Don reported that there were two candidates running for one position. The two candidates are Barb Gill and Ray Loehr.

Don Gish reported that Ray Loehr had won the election.

A question was raised about the mail in ballot process. It was explained that ballots are mailed out with the applications and a return envelop so that all owners can vote regardless of where they live or ability to attend the meeting.

### **2013 Year In Review:**

Past years Board of Managers projects were outlined and reported:

**Internet Installation** during January and February required MediaCom to make multiple service calls to Anchor's Point. Once installed the service has been reliable.

**Amenity Issue** arose in January when an owner was denied access to the workout room because he was not in the Kimberling Inn rental program. As stated at the time, the association represents all owners. Being unable to resolve the issue with Kimberling Inn there were no shared amenities, the association did not pay Kimberling Inn for these amenities, and the association took control of the Anchor's Point Lakeside Pool and housekeeping hut.

**Maintenance** issues addressed included replacement of headers, siding replacement, installation of handrails, stairwell replacement, and the addition of non-slip step strips.

### **By-Law Article II, Section 2 Proposed Change:**

The proposed By-Law change of Article II, Section 2 Managers adds requirements to the Manager qualifications.

The current policy requires managers only to be an owner of an Anchor's Point unit.

The proposed policy adds the requirements to be current on Maintenance Fees and Assessments due and remain current while being a board member.

A vote of the membership was called.

Votes For Approval: 28 Members + 10 Proxy Votes = 38 Votes For Approval

Votes For Against : 0

By-Law Change to Article II, Section 2 Approved.

### **Financial – Year-To-Date 2013: (Year To Date Handout Available)**

**Common Amenity Maintenance** account was renamed **Lakeside Pool Maintenance/Operation**. Due to the amenity issue with Kimberling Inn the APCOA assumed responsibility of the Anchor's Point Lakeside Pool resulting in increased maintenance expense.

**Internet Service** cost was as projected and contracted and is on Budget.

### **Financial – Budget 2014: (Handout Available)**

The board created and presented the 2014 APCOA Budget.

As shown on the Budget and the Budget Notes this 2014 budget is subject to change due to the new ownership of Kimberling Inn. There are anticipated changes to the cost of services and changes to the percentage split of shared services. The percentage changes are due to the elimination of the hotel rooms. There are currently 103 timeshare units and 67 Anchor's Point units; therefore Anchor's Point now represents 39% of the units in the complex.

The 2014 Budget presented maintains the current Maintenance Fees and services.

Justin Watkins, APCOA Attorney commented on legal fees expended by the board during 2013. Justin stated that the board has acted appropriately and in a prudent manner.

### **APCOA Web Site**

Over the past 3 years the board has worked to increase communication to keep owners informed and promote owner interaction. Having established Quarterly Newsletters and Owners Update e-mail messages, the board will be implementing the Anchor's Point COA web site.

The purpose of the web site is to make association information available on-line and to allow the association to formalize communications with members. With the site, we will have e-mail addresses associated with the site. So board communications will be distributed from an APCOA e-mail address rather than a board member's personal account. Owner messages would flow through the board e-address as well.

### **Security Cameras:**

During the summer, there have been a number of incidents at the pool and parking areas. These incidents have included the trashing of the pool area, tampering with pool equipment, removal of pool signs and a reported tire slashing in the parking area. For this reason the board has been considering the installation of security cameras to servile the pool area, the pool equipment area, the area by the pool bathrooms, and the parking lot.

We recognize that the issue of cameras is a sensitive matter, therefore we wanted to open a discussion about the installation of the security cameras.

#### **Summary:**

- Cameras will be elevated and the view area would not include unit decks or entrances
- Cameras will not be monitored, rather, video would be saved and reviewed when necessary
- Videos may be used to recover funds from those who may damage or trash our area and may be used by law enforcement when necessary
- Videos would be stored for approximately 4 weeks

- Maintenance service would be contracted to maintain the system. Should a camera or server fail, the system will notify the maintenance service of the problem. Maintenance would then resolve or repair the problem

During the discussion the majority of comments were in favor of installing security cameras. Some questions dealt with the operation and access as addressed above.

A question about the expansion of the system to include the truck & trailer parking area between the 400 units and the lake was raised. The system would allow expansion of additional cameras if necessary to servile this or other areas In the future.

To access the position of the membership, a non-binding vote was called. The vast majority of the members present were in favor of the security cameras and 4 members present were against the security camera system.

The board has not yet made a decision on this issue, so please continue to send us your thoughts and concerns about the security system.

#### **Outgoing Manager**

Ray Loehr has completed his term as a Member of the APCOA Board.

Ray was thanked for his contributions to the board and the association during his years of service. He was also presented with a Certificate of Appreciation for his service.

Ray Loehr will continue on the board as a result of his election by the membership.

#### **Additional Comments & Questions**

A question arose concerning the distribution of e-mail address of members. The association does not distribute e-mail addresses! There was an isolated incident during the first Tornado update to owners where the e-mail addresses were accidentally placed in the **To:** box instead of the **BCC:** box. We are not sure if this is how someone obtained the email addresses or via some other means but we apologize for this misuse of e-addresses and we hope that will not happen again. But if such occurrences continue owners must request directly to the sender that they stop contacting them. Please feel free to let the board know if such abuse continues.

There was a great deal of discussion about the new ownership. The board has met with the new owners, but did not have much to share. The new master plan has not been finalized.

The board will continue to keep members posted on changes affecting Anchor's Point owners and policies as they may occur.

#### **Adjournment**

Meeting was adjourned at 8:10pm.