



**Annual Owners Meeting
Harbor Room – Kimberling Inn – Kimberling City
November 2, 2013 6:00pm**

Agenda

1. Call To Order
2. Introductions
3. Year In Review
 - a. Wireless Internet Installed
 - b. Amenity Issue – Lakeside Pool Operation
 - c. Maintenance – Headers, Handrails, Stairwell, Siding, Non-Skid Step Strips
4. By-Law Change
 - a. Board Manager Qualifications
5. Financial - Year-To-Date 2013
 - a. Amenity Allocation to Lakeside Pool Operation
 - b. Legal Expense
6. Financial - Budget 2014
 - a. Changes Expected With New Ownership
 - b. Reserve Balances
 - c. 2014 Anticipated Repairs & Improvements
 - i. Pool Resurfacing & Bathroom Facilities
 - ii. Front Deck Staining
7. APCOA Web Site
8. Security Cameras
9. Outgoing Manager - Ray Loehr
10. Incoming Manger - Announcement of Election Results
11. Additional Comments and Questions
12. Adjournment

Can't make it to the meeting... Get Represented... For a Proxy Form...

Please contact Ann George at (417) 739-4311 / 7735 or ann@kimberling.com

**2014 Annual Owners Meeting
Saturday; November 8, 2014**



At the Annual Meeting, the APCOA Board intends to propose for approval by the Owners, an amendment to the By-Laws of Anchor's Point Condominium Owners, Inc. The provision proposed to be amended is set forth in Article II, Section 2 of the current By-Laws, and provides as follows:

Section 2: Managers: Except as provided for in the Declaration, the Board shall be elected from among the Unit owners, and each Manager shall be a Unit owner, except for Managers nominated or designated by the Developer. If a Manager shall cease to meet such qualifications during, his term, he shall immediately upon such cessation, cease to be a Manager and his place on the Board shall be deemed vacant.

The APCOA Board will propose to amend Article II, Section 2, to provide as follows:

Section 2: Managers: Except as provided for in the Declaration, the Board shall be elected from among the Unit owners, and each Manager shall be a Unit owner, and shall not be delinquent in the payment of any Assessment, or Limited Common Element Assessments owed pursuant to the Declaration or these By-Laws, except for Managers nominated or designated by the Developer. If a Manager shall cease to meet such qualifications during his term, he shall immediately upon such cessation, cease to be a Manager and his place on the Board shall be deemed vacant.

Anchor Point Condominium Budget - Executive Summary

Distribution : APCOA Members
Purpose : Examination of 2014 Revenue & Costs With Previous Year Comparisons
 Proposed Worksheet for 2014 Budget Development
Assumptions : All 67 Units Paid In Full - (64 -2 Bdrm Units / 3 -1 Bdrm Units) / Subject To Changes
 2014 Budget may vary due to the new business plans at Table Rock Resort

Developed By : APCOA Managers
Dated : 21-Oct-2013
Approved :

23-Oct-2013
 10:24 AM

Revenue	Cycle	2013 Annual Budget	Number Of Units	2013 Projected	2014 Annual Budget	2014 Amount Change	2014 Percent Change	2014 Percent of Budget	2014 Monthly Anticipated Expense	2014 Annual Unit Revenue	2014 Monthly Unit Revenue	Account Calculation	
Maintenance Fees													
1	Maintenance Fees - 2 Bdrm	Qtrly	115,200.00	64	115,200.00	115,200.00	0.00	0.00%	96.24%		1,800.00	150.00	64 Units
2	Maintenance Fees - 1 Bdrm	Qtrly	4,500.00	3	4,500.00	4,500.00	0.00	0.00%	3.76%		1,500.00	125.00	3 Units
Totals / Average			119,700.00		119,700.00	119,700.00	0.00	0.00%	100.00%		119,700.00	9,975.00	119,700.00

Expenses	Cycle	2013 Annual Budget	2013 Jan - Aug Expenses	2013 Projected	2014 Annual Budget	2014 Amount Change	2014 Percent Change	2014 Percent of Budget	2014 Monthly Anticipated Expense	2014 Annual Unit Cost	2014 Monthly Unit Cost	Account Designation	
Business Services													
1	Accounting Services Fee	Monthly	3,060.00	2,040.00	3,060.00	3,060.00	0.00	0.00%	2.56%	255.00	45.67	3.81	TRR Fixed
2	Office Supplies	Annual	300.00	100.00	300.00	300.00	0.00	0.00%	0.25%		4.48	0.37	AP Usage
3	Postage	Annual	360.00	130.00	200.00	360.00	0.00	0.00%	0.30%		5.37	0.45	AP Usage
Maintenance Services													
4	Maintenance Management Fee	Monthly	5,100.00	3,400.00	5,100.00	5,100.00	0.00	0.00%	4.26%	425.00	76.12	6.34	TRR Fixed
5	Maintenance Repairs	Annual	6,000.00	6,591.81	6,000.00	6,000.00	0.00	0.00%	5.01%		89.55	7.46	AP Usage
6	Equipment - New/Replacement	Annual	1,500.00	1,542.00	1,500.00	1,500.00	0.00	0.00%	1.25%		22.39	1.87	AP Usage
7	Common Ground Maintenance	Monthly	3,060.00	4,940.00	3,060.00	3,060.00	0.00	0.00%	2.56%	255.00	45.67	3.81	TRR Fixed
8	Lakeside Pool Maint/Operation	Monthly	7,656.00	10,474.98	10,500.00	10,500.00	2,844.00	37.15%	8.77%	638.00	156.72	13.06	AP Usage
Purchased Services													
9	Insurance Expense	Monthly	24,240.00	11,836.00	25,000.00	25,000.00	760.00	3.14%	20.89%	2,020.00	373.13	31.09	AP UFC Policy
10	Telephone Expense	Monthly	2,820.00	1,866.10	2,820.00	2,820.00	0.00	0.00%	2.36%		42.09	3.51	TRRPct - 10.0%
11	Electric Expense	Monthly	6,300.00	2,375.68	6,300.00	6,300.00	0.00	0.00%	5.26%		94.03	7.84	TRR Pct - 2.0%
12	Sewer Expense	Monthly	23,400.00	7,411.06	25,000.00	25,000.00	1,600.00	6.84%	20.89%		373.13	31.09	TRR Pct - 20.0%
13	Trash Expense	Monthly	3,000.00	1,904.00	3,000.00	3,000.00	0.00	0.00%	2.51%	238.00	44.78	3.73	TRR Fixed
14	Cable Television Expense	Monthly	8,040.00	5,448.26	8,040.00	8,040.00	0.00	0.00%	6.72%	670.00	120.00	10.00	TRR - \$10/Mo/Un
15	Internet Service	Monthly	16,040.00	10,715.70	16,040.00	16,040.00	0.00	0.00%	13.40%	1,336.67	239.40	19.95	AP- \$20/Mo/Un
16	Web Site Service (New)	Annual			260.00	260.00		100.00%	0.22%		3.88	0.32	
17	Annual Meeting	Annual	500.00		500.00	500.00	0.00	0.00%	0.42%		7.46	0.62	AP Usage
Reserve Funding													
18	Improvement Account	Annual	4,162.00	20,936.76			-4,162.00	-100.00%	0.00%		0.00	0.00	AP Usage
19	Reserve Account	Annual	4,162.00		2,860.00	2,860.00	-1,302.00	-31.28%	2.39%		42.69	3.56	AP Usage
Special Services													
20	Legal Services (As Necessary)	Annual	0.00	18,911.70	0.00	0.00		100.00%	0.00%		0.00	0.00	AP Usage
Budget Summary													
Totals			119,700.00	110,524.05	3,360.00	119,700.00	-260.00	0.00%	100.00%		1,786.57	148.88	



Budget Notes - 2014 Budget Preparation - Draft

Submitted By: Board of Managers – 17-Oct-2013

These Budget Notes and the Budget Worksheet may be used to develop and provide further explanation of the 2014 APCOA Budget.

Each Budget Line item has a:

- Title Identifying the Account
- Purpose Defining the Account
- 2013 Budgeted monies for the Current 2013 Fiscal Year
- 2014 Budgeted monies proposed for the 2014 Fiscal Year
- Notes Brief explanation or clarification of 2014 budget allocation

Accounts are grouped into categories of related items.

2014 Budget may vary due to the new business plans at Table Rock Resort.

Revenue:

Maintenance Fees

Purpose : Assess each unit funds to support common areas and services.

2013 : \$119,700

2014 : \$119,700

No Change

Total Revenue: \$119,700/Year

1 Bedroom	\$125/Month	3 Units	\$1,500/Year	\$ 4,500
2 Bedroom	\$150/Month	64 Units	\$1,800/Year	\$115,200

Expenses:

Business Services

Accounting Fee: (Paid to Table Rock Resort – Fixed Amount)

Purpose: Payment to Table Rock Resort for APCOA Accounting Services. Services include Quarterly Billings, Accounts Receivable, Expense Disbursements, Monthly Financial Statements, periodic mailings, and other appropriate office services as may be required.

2013 :	\$3,060	(\$255.00/Month)
2014 :	\$3,060	(\$255.00/Month)

Notes:

Office Supplies: (Paid to Table Rock Resort – Reimbursement of Cost)

Purpose: Paper, Envelopes, basic office supplies, copy machine cost (\$.015/copy) for APCOA billings and communication.

2013 :	\$300	(\$25.00/Month)
2014 :	\$300	(\$25.00/Month)

Notes: Creation and/or Copy costs of the following:

- 4 - Quarterly Statements
- 3 – Annual Meeting Packet & Special Newsletters
- 3 – Surveys (Partial)
- Financial packets & board requests

Postage: (Paid to Table Rock Resort – Reimbursement of Cost)

Purpose: Postage for APCOA billings and mailings.

2013 :	\$360	(\$30.00/Month)
2014 :	\$360	(\$30.00/Month)

Notes:

Calculation: $(67 \text{ Units} * 10 \text{ Mailings} * .50 \text{ Postage}) = \$335 + \text{Vendor \& Board Mailings}$

- 4 – Quarterly Statements with Newsletter
- 3 – Special Newsletters
- 2 – Surveys (Partial)
- 1 – Board Packet

Expenses: (Continued)

Maintenance Expenses

Maintenance Management Fee: (Paid to Table Rock Resort – Fixed Amount)

Purpose: Payment to Table Rock Resort for maintenance oversight of APCOA & owner property

2013 :	\$5,100	(\$425.00/Month)
2014 :	\$5,100	(\$425.00/Month)

Notes:

Maintenance Repairs: (Funds Set Aside For Common Area Maintenance)

Purpose: Cost of repairs (labor & materials) to Common Area

2013 :	\$6,000	(\$500.00/Month)
2014 :	\$6,000	(\$500.00/Month)

Notes:

Equipment – New/Replacement: (Funds Set Aside For New or Replacement Equipment)

Purpose: Cost of replacement equipment to the Common Area. Equipment includes BBQ Grills and Lakeside Pool Furniture.

2013 :	\$1,500	(\$125.00/Month)
2014 :	\$1,500	(\$125.00/Month)

Notes: Replace 1 BBQ Grill which was stolen prior to installation and not recovered.

Common Grounds Maintenance: (Paid to Table Rock Resort – Fixed Amount)

Purpose: Payment to Table Rock Resort for the upkeep and maintenance of the grounds.

Services include lawn care, outside trash pick-up, road & parking lot maintenance, parking lot striping, and snow removal.

2013 :	\$3,060	(\$255.00/Month)
2014 :	\$3,060	(\$255.00/Month)

Notes:

Expenses: (Continued)

Lakeside Pool Maintenance & Operation:

Purpose: Since the amenity dispute with Kimberling Inn, the APCOA has taken responsibility for the Lakeside Pool.

2013 :	\$ 7,656	(\$638.00/Month)
2014 :	\$10,500	(\$792.00/Month)

Notes: The APCOA contracts with vendors for pool maintenance and daily operation. Resurfacing of the pool may be required in 2014. The cost will be charged to Maintenance Repairs.

Purchased Services

Insurance: (Paid Directly to United Fire & Casualty)

Purpose: Payment to insure APCOA Structures and Personal Injury.

2013 :	\$24,240	(\$2020.00/Month)
2014 :	\$25,000	(\$2083.34/Month)

Notes: The APCOA has implemented a policy for the association with United Fire & Casualty. New Rate – As of August 2013: \$24,368.

To insure continuity of coverage both Table Rock Resort & APCOA are using the same carrier and are named under the umbrella coverage provision. Additional funds required for possible premium adjustments in August 2014.

Telephone Expense: (Paid to Table Rock Resort – Reimbursement of Cost)

Purpose: Payment to Table Rock Resort for telephone service in main unit and lock-out. APCOA pays 10% of the KI complex telephone bill to Century Link.

2013 :	\$2,820	(\$235.00/Month)
2014 :	\$2,820	(\$235.00/Month)

Notes: Based on 10% of the Table Rock Resort monthly bill.

Electric Expense: (Paid to Table Rock Resort – Reimbursement of Cost)

Purpose: Payment to Table Rock Resort for electricity for Common Area lights and pool operation.

APCOA Pays 2% of the KI complex electric bill from White River Electric Cooperative.

2013 :	\$6,300	(\$525.00/Month)
2014 :	\$6,300	(\$525.00/Month)

Notes: Based on 2% of the Table Rock Resort monthly bill.

Expenses: (Continued)

Sewer Expense: (Paid to Table Rock Resort – Reimbursement of Cost)

Purpose: Payment to Table Rock Resort for sewer service..

APCOA pays 20% of the KI complex sewer bill from Kimberling City.

2013 :	\$23,400	(\$1,950.00/Month)
2014 :	\$25,000	(\$2,083.34/Month)

Notes: Based on 20% of the Table Rock Resort monthly bill.

With the recovery, 2 major water leaks were discovered and repaired. Since Sewer Service is based on water usage, it is hoped that the Sewer Expense will be lower in 2013.

Trash Expense: (Paid to Table Rock Resort – Fixed Amount)

Purpose: Payment to Table Rock Resort for trash dumpster service for units.

APCOA pays a fixed monthly rate to KI for bills from Allied Waste.

2013 :	\$2,000	(\$166.67/Month)
2014 :	\$3,000	(\$250.00/Month)

Notes: Trash expense for 2014 is based on \$238/Month.

This is the 6 yard dumpster with 2 pick-ups per week. There have been additional charges to the APCOA during summer months for overflow trash, usually on Mondays.

Cable Television Expense: (Paid to Table Rock Resort – Fixed Amount)

Purpose: Payment to Table Rock Resort for basic cable television service to units.

APCOA pay Table Rock Resort \$10.00 per unit for basic cable television service.

2013 :	\$13,500	(\$1,125.00/Month)
2014 :	\$ 8,040	(\$1,125.00/Month)

Notes: Table Rock Resort has negotiated an agreement with MediaCom for \$10.00 per unit per month for 5 years. Calculation: $(67 * 10) = 670 * 12 = \$8,040$

Internet Service Expense: (Paid Directly to MediaCom)

Purpose: APCOA members approved providing Internet service to owners & guest.

2013 :	\$ 0	No Service Provided
2014 :	\$ 16,040	(\$1,336.67/Month)

Notes: Anchor's Point has negotiated an agreement with MediaCom for \$19.95 per unit per month for 5 years. Calculation: $(67 * 19.95) = 1,336.65 * 12 = \$16,039.20$.

Expenses: (Continued)

Web Site Service Expense:

Purpose: APCOA has contracted web site hosting and support to improve owner communication and available information. The site will provide owner specific information and information about Anchor's Point for all to view.

2013 : Not Implemented
2014 : \$260 (\$21.67/Month)

Annual Meeting Expense: (Discretionary Funds For Annual Meeting Expenses)

Purpose: Payment for expenses incurred for the APCOA Annual Meeting. Items may include room, refreshments, equipment, and generation of materials.

2013 : \$500 (\$41.67/Month)
2014 : \$500 (\$41.67/Month)

Notes: Expenditures may include, but not limited to; room, refreshments, equipment, and generation of materials.

Improvement Account: (Discretionary Funds For Improvements To Complex)

Purpose: Monies set aside to be used in conjunction with the monies from the other Table Rock Resort entities to make improvements to the Table Rock Resort property for the benefit of all entities.

2013 : \$4,274 (\$356.17/Month)
2014 : No Projects Have Been Proposed For 2014.

Notes:

Reserve Account: (Funds To Be Set Aside For Future Major Repairs)

Purpose: Monies set aside as Contingency Funds to be allocated or saved at the discretion of the Board of Managers. At the end of the fiscal year, all remaining funds will be transferred to the Reserve Account and then be transferred to the APCOA Savings Account. The Reserve Savings Account funds are not available to current year budget allocations, but may be allocated or saved at the discretion of the Board of Managers.

2013 : \$4,274 (\$356.17/Month)
2014 : \$2,860 (\$321.67/Month)

Notes: Currently calculated from the difference between Budget Revenue & Expenses.