



## Anchor Point Condominium Owners Association

### April 2011 Newsletter

#### Survey Summary

Thanks to all that participated in the APCOA Survey. We had a great response, especially from those who participated on-line with an 87% response rate. We certainly appreciate your opinions and comments.

#### Annual Meeting Date Set

One overwhelming response was to move the Annual Meeting to Saturday. We are pleased to announce that the APCOA Annual Meetings will be held on the first Saturday in November. That makes this years meeting on November 5<sup>th</sup> at 7:00pm. If you are unable to attend stay tuned for the new Proxy Procedures.

#### Board of Managers Election

According to the APCOA by-laws, there are three members serving on the APCOA Board of Managers and one manager is elected each year for a 3 year term. This year the Manager position currently held by Ed Bistline is expiring. Any eligible owner may submit a Candidate Application. Each Candidate Application will be copied and distributed to the membership and each owner is allowed one vote for each unit owned. The election schedule is:

- Board of Manager Candidate Applications may be requested from Ann George at any time. Ann will mail or e-mail you an application form.
- Applications must be submitted by candidates by September 1, 2011.
- Each candidate application, a ballot, and a return envelop will be mailed to each owner for each unit with the Quarter 4, October 1<sup>st</sup> Maintenance Invoice.
- Ballots must be received by mail or in person to Ann by 4:00pm on November 5, 2011.
- Election results will be announced at the Annual Meeting on November 5<sup>th</sup> at 7:00pm.
- The elected candidate will assume the office at the Annual APCOA Meeting.

#### No More Guests Stripping Beds

Another survey comment heard often was to appeal to end the housekeeping policy of having our guests pack the bedding before checking out. Thanks to Connie, Donna, and the housekeeping staff, this policy is no longer in effect.

## March 2011 Newsletter (Continued)

### Waste Treatment Plant

We also heard many concerns about the Kimberling City Waste Treatment Plant. The APCOA has written Kimberling City, Department of Public Works, outlining the concerns and requesting resolution. We have received a response from the Director of Public Works acknowledging the issues and updating us on the steps taken so far. In the Fall of 2009 7 Green Giant Arborvitae evergreen trees were planted at the south side of the basin. An additional 6 trees will be planted in a week or two. These trees will grow to the height of 40 feet which will help hide the facility and provide some natural odor control. We will continue to keep in contact with the Director and monitor the situation. When you notice an issue with the Waste Treatment Plant, please document the issue along with the date and time and submit your documentation to Ann George. We will keep you posted as updates are available.

### Late Fee Policy

Our current budget is breaking close to even every quarter. We collect quarterly fees and by the end of the quarter we have expended the revenue. This creates a cash flow problem which is difficult to manage with only limited reserves. To encourage timely Maintenance Fee payments we are implementing a Late Fee Policy. Effective with the third quarter Maintenance Invoice, we are beginning a Late Payment Policy. Invoices not paid by the 15<sup>th</sup> of the month will be subject to a \$25.00 Late Fee. This Late Fee will be assessed on the 15<sup>th</sup> of each month on accounts with an outstanding balance. We appreciate your timely payments and for the vast majority of members this policy will have no impact.

### Your Suggestions Please:

We would welcome your ideas, suggestions, and comments about what you would like to see in the Quarterly Newsletter. So if there is a topic you would like to hear about, information you would like to know, something to contribute, or direct a comment to your Board of Managers, please contact Ann George.

### Contact Information:

All correspondence to the Board of Managers or any APCOA business should be directed to:

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### Board of Mangers:

Ray Loehr President  
Ed Bistline Vice-President  
Donald Gish Treasure