



Anchor Point Condominium Owners Association

April 2013 Newsletter

Improvements To The Anchor's Point Area:

A variety of enhancements and maintenance projects have been taking place at Anchor's Point. Below is a Project Chart with status. These projects are not tornado related and will be funded by the APCOA Budget or unspent 2012 funds.

Project	Type of Project	Status
Wireless Internet – All Units	Enhancement	Completed
Parking Curb Stops - 43	Enhancement	Completed
Replace Headers - Span 402-408	Maintenance	Completed
Replace Headers – Span 404-410	Maintenance	Completed
Replace Stairwell Landing – 460	Maintenance	Completed
Replace Deck Beam – 420	Maintenance	Completed
Replace Rim Board – Span 416-422	Maintenance	Completed
Deck Support Beams – 486-488	Enhancement	Completed
Replace Steps – 492-494	Maintenance	Completed
Handrails – Metal – All Stairways	Enhancement	Approved – In Process

Other Projects Being Considered:

Stairwell Support – An inspection of a stairwell has revealed a potential problem which is being investigated.

Landscaping – Landscaping in the garden areas that was lost during the tornado recovery and an assessment of the trees around the waste treatment plant.

Pool Furniture – Upgraded fabric (not plastic) pool furniture is being considered.

Ice Machine – The destroyed Ice Machine is being replaced from Tornado Funds

If you notice anything in the common areas that needs attention or improvement or have comments on the projects completed or under consideration, please let us know.

Kimberling Inn Disputes:

Unfortunately we have not yet resolved the issue of Amenity Usage for all Anchor’s Point owners and guests. The board has sent Kimberling Inn another letter again stating our position and outlining specific consequences. As such, the association has stopped the budgeted expenditure to Kimberling Inn for amenity usage and reminded them that Anchor’s Point owns the Lakeside Pool. If necessary, the association will contract for pool services to ensure that all and only Anchor’s Point owners and guests may use our amenity. The board is still hopeful that amenity usage will be reinstated for all Anchor’s Point owners and guests as has been the long time policy.

Kimberling Inn Sale:

Persistent rumors still abound that the Kimberling Inn is being sold. What we know is that the inn is under contract with Steed Communities which allows them to perform their feasibility studies. Although the sale process is being executed, the inn has not been sold and the final outcome is still to be determined. The board has been in communication with the potential owners and has been very impressed with their future vision of the Kimberling Inn complex, Anchor’s Point, as well as the city. The board will remain attentive to the situation.

Table Rock Lake Master Plan:

The United States Army Corps of Engineers is revising the Master Plan for Table Rock Lake. The Master Plan is the guidance document that describes the vision and how the resources of the lake will be managed in the future. After the Master Plan is revised, the Shoreline Management Plan would be revised to be consistent with the goals identified in the Master Plan when funding becomes available.

Information about the Table Rock Lake Master Plan may be found at the USCAC Little Rock District web site:

<http://www.swl.usace.army.mil/Missions/Planning/TableRockMasterPlanUpdate.aspx>

Contact Information:

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.

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

Ann George, APCOA Secretary
Kimberling Inn
11863 State Highway 13
Kimberling City, MO 65686
(417) 739-4311 Ext: 7735
ann@kimberling.com

Board of Mangers:

Ray Loehr President
Lisa Copeland Vice-President
Everett Isaacs Treasure