



## Anchor Point Condominium Owners Association

### July 2012 Newsletter

#### Annual Anchor's Point Membership Meeting:

**The Annual Membership meeting is scheduled for:  
Saturday; November 3<sup>rd</sup> at 7:00pm. Location In Kimberling City To Be Announced**

Hope to see you there !!!  
Can't attend, Request and Submit an APCOA Proxy Form and  
Get Represented !!!

#### Proxy Form May Be Obtained From Ann George:

An APCOA Proxy Form with submission instructions may be obtained from Ann George. We encourage you to be at the meeting and be involved. If you cannot attend, please Request and Complete a Proxy Form. Through your participation, in person and through your Proxy, the APCOA had its first quorum at last year's meeting.

Proxy Forms submitted for last year's meeting are expired and no longer valid. Remember, you may delegate anyone who is willing to attend the meeting or any of the Board Managers to represent you.

#### Maintenance Fees:

The Quarterly Maintenance Fees are assessed to cover ongoing expenses such as insurance premiums, sewer and trash service, cable television, etc. Since, Anchor's Point is shut down, many of these services have been canceled, but others will continue. The association will still need to pay insurance premiums, accounting services, and maintenance oversight.

With the reduced costs, the board has decided to continue the reduced maintenance cost into the 3<sup>rd</sup> Quarter. The 3<sup>rd</sup> Quarter Maintenance Fees will be reduced to half the normal fee. Two bedroom units will be billed at \$225.00 and one bedroom units at \$187.50. This rate adjustment is applicable only to the 3<sup>rd</sup> Quarter Maintenance Fees. As the Recovery continues, the board will examine the costs incurred or anticipated and determine the need and appropriate cost of Maintenance Fees on a quarter by quarter basis.

**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 Don Gish 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, 2012.
- 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 3, 2012.
- Election results will be announced at the Annual Meeting on November 3<sup>th</sup> at 7:00pm.
- The elected candidate will assume the office at the Annual APCOA Meeting.

**Opening Anchor's Point:**

The opening of Anchor's Point will occur when it ceases to be a construction zone and the city inspector approves all of the completed work and performs a safety inspection. Kenny Bowling Construction is anticipating the opening around the late July or August. The units only to be open initially are the lake front time shares and condos. The interior time shares and hotel will not be open. The Kimberling Inn front office, the lakeside pool, and a 20 slip boat dock will be available. We will continue to update you through our Recovery Updates.

Be sure to coordinate your unit rebuild with Linda Davis, Owner Coordinator at KBC. She needs to know your interior selections.

**Waste Treatment Plant:**

Anchor's Point COA was invited to address the Kimberling City Board of Alderman on June 19<sup>th</sup> concerning the issues of odor, view, and noise at the Waste Treatment Plant. As we did in May 2011, we stated our position and reported that the work the city did last year with the influent basin was not as successful as was hoped. We repeated our request to introduce odor reducing chemicals, monitors to measure the odor of chemicals emitted from the facility, build sound barriers around the pumps, and cover the facility with a fabric material.

Although the city does not have the of money to take on a lot of these projects, the Board of Alderman did authorize the purchase, installation, and use of an odor neutralizing liquid concentrate to be installed at the facility. The product from Odor Control Company, Inc. sends a mist into the air to neutralize the odor and create an odor barrier between the facility and the public. This system is currently being used in Columbia, MO.

**Contact Information:**

We 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

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**Board of Mangers:**

Ray Loehr      President

Lisa Copeland Vice-President

Donald Gish    Treasure