



Anchor's Point Owners: Owners Update June 16, 2014

We trust you are all doing well and getting into summer.

We wanted to contact you and let you know where the association is with Kimberling Inn/Table Rock Resort. As you may know, the association has separated all purchased services away from the KI/TRR. These services include accounting services, insurance, trash service, emergency maintenance, cable television, and internet service. The remaining shared services include only those services associated with Infrastructure items; such as sewer service, water, roads, and common ground upkeep, and amenity sharing.

Attached are three correspondences that were sent between KI/TRR & APCOA after a conference call on April 14.

- 04-May-2014 - At the APCOA request, KI/TRR provided a breakdown of Infrastructure Costs
- 15-May-2014 - The Board then developed a detailed breakdown of Infrastructure Costs.
- 06-Jun-2014 - The KI/TRR response to the association proposal

With great strides, the APCOA board attempted to communicate and come to amicable terms with KI/TRR with regards to infrastructure cost and amenities accessibility. We are very disheartened to inform you all that no agreement as of yet has been reached for either. KI/TRR's demands are simply not financially supported, services are not defined, and not financially feasible for APCOA.

We are looking into ways to take control of our own sewer and water and the association's attorney is going to attempt to come to amicable terms with KI/TRR's attorney for a reasonable agreement concerning these issues.

In terms of amenities, as you will see in KI/TRR's final letter they want \$50,000/year from APCOA for our owners to use such amenities. We believe this amount is incomprehensible and no longer worthy of discussion with KI/TRR. The Lakeside Pool is owned and maintained by the association and is not affected.

As previously stated, we are disheartened with this outcome and had hoped for a working relationship with KI/TRR. We welcome any ideas or thoughts you may have that could help Anchor's Point through this impasse or becoming completely independent of KI/TRR.

Your APCOA Board

Attachments May Be Requested