



Minutes – 2014 APCOA Annual Meeting

Meeting Summary:

Date/Time: November 1, 2014 6:00pm
Location: Hillbilly Bowl – RT's – Ozark Room
Attendance: 23 Owners Present - 10 Proxy Votes Totaling 33 of 67 Unit Owners Represented
Quorum: 49.25% of Unit Owners Fail To Meet Quorum Requirements
Refreshments: Provided by RT's Restaurant

Agenda Items:

Call To Order:

Meeting was Called To Order at 6:10pm

Introductions:

Board of Managers: Lisa Copeland, Don Gish, and Ray Loehr
Don Gish replaced Everett Isaacs after Everett's Resignation.
Don will serve as Manager through 2015.

2014 Year In Review:

Past years Board of Managers projects were outlined and reported:

Business Functions:

The board has moved most services from KI/TRR to other providers. These services include emergency maintenance, accounting services, electric service, trash, & cable television. The only services now shared with KI/TRR are Kimberling City sewer services, road maintenance, water service, grass mowing, and snow removal.

APCOA Website:

The Anchor's Point COA website was launched in January 2014. The purpose of the site is to provide owners and the community with information and a means to communicate with the APCOA. With the website service, the association has e-mail addresses linked to the site. This provides anyone to communicate with the APCOA through the Contact page on the site and additionally allows all e-mail distributions to be made from an APCOA e-mail address rather than a board member account.

The site and e-mail distribution have been very successful since the implementation. From January through October your APCOA website has had 3,970 Unique Visitors, with 11,592 Visits, viewing 36,133 Pages. Owners with ideas for the site, photos to add to the gallery, or additional uses for the site are urged to share your ideas.

Security Cameras:

At last year's Annual Meeting the board presented an overview to establish security cameras at Anchor's Point for the parking lot and lakeside pool areas. Fortunately this year we did not experience the incidents which led to the security camera proposal. Based on the lack of incidents, the board has held off the implementation of the cameras.

Legal:

The board is working with attorneys in pursuing liens against owners delinquent in maintenance fee payments. The association has been consulting attorneys with regard to our ongoing dispute with costs of shared services with KI/TRR. The focus of the board is to protect Anchor's Point owner's interest and property.

KI/TRR Dispute:

The board is currently involved in a serious dispute with KI/TRR concerning the cost of services provided by KI/TRR. Although the board had been requesting to meet with the new ownership for months, the board was first notified of the expensive, undefined, and unjustified cost of services on November 1, 2013; one day prior to last year's annual meeting. This prompted the board to remove all services from KI/TRR with the exception of those which cannot be separated. Even after separating services the additional cost to owners for Water, Roads, and Common Grounds would be approximately \$1,000 per unit annually.

The board agrees that the association has a responsibility to pay appropriate costs for services rendered; however, we will not pay greatly inflated and undocumented costs. In response the board created its own proposal with defined services and justified amounts and presented it to KI/TRR in May 2014. This proposal was rejected without comment and with threats to restrict access. A packet with the APCOA Proposal and KI/TRR responses were sent to owners during the summer.

The board has agreed with KI/TRR to pay 40% of the Kimberling City Sewer Bill. We are also paying the APCOA proposed costs for water and roads. Since no services for Grounds Maintenance are being provided, no payments are being made to KI/TRR. Grass Mowing has been billed separately at 32% of the vendors invoice and Snow Removal is billed at \$65.00 per hour.

There have been two separate incidents taken by KI/TRR against owners which have demonstrated that any threats should be taken seriously. Should a serious incident occur, we urge owners to contact the board immediately. The board will determine the nature of the incident, communicate information to the membership, and take appropriate actions as necessary.

2014 Financial – Year To Date

2014 Unbudgeted Expenses:

The association experienced a series of water leaks from drainage pipes which resulted in excessive repair expense. In working with Bowling Construction, the association submitted an extension to the tornado claim based on the tornado jolting the structures and breaking the connections of the drainage pipes. This claim was denied by United Fire & Casualty.

To date, the association has used \$8,000 of reserves for 2014 expenses.

There was a question of reserve funds. The board maintains 2 reserve accounts; one for catastrophic insurance deductibles and one for operational reserves.

2015 Financials

2015 Budget

The 2015 APCOA Budget was developed based on anticipated expenses for the year. These expenses exceeded revenues and the board has increased Maintenance Fees to compensate.

The 2015 Maintenance Fees were raised as follows:

1 Bedroom Units	\$75/Quarter	\$300 Annually	Totaling: \$1,800 Annually
2 Bedroom Units	\$50/Quarter	\$200 Annually	Totaling: \$2,000 Annually

The increase was kept at a minimum. A necessary pool resurfacing was kept off-budget and will be funded by reserves. Additionally, no Reserves are included in the budget.

The board recognizes that a deficit budget is not sustainable over a number of years. Expenses will be monitored to reduce costs when possible, but it was noted that continued deficit spending cannot continue for long.

A 2015 Budget Summary was presented and the 2015 Budget was distributed in the Pre-Meeting Packets and made available at the meeting.

There were several comments concerning the pool. The first was complementing the non-slip steps painted on the pool stairs last spring. Other comments were concerns regarding a crevasse caused by a separation between the pool and pool deck. Another issue presented dealt with the daily operation of the pool, bathroom cleaning, and pool trash removal. The board will follow up on these concerns and several owners offered to assist the board as needed.

Outgoing Manager

Lisa Copeland has completed her term as a Member of the APCOA Board.

Lisa was thanked for her contributions from the board start up and throughout her tenure on the board. Lisa served on the board during the demanding tornado recovery period. She was presented with a Certificate of Appreciation for her service and dedication to the association.

Incoming Manager

Joe Golding submitted his application in August 2014 and with no other applications was appointed as Manager. Since Joe was unopposed, he has been working with the board since September. Joe was introduced and shared his appreciation to the board for including him in the APCOA business for the past two months.

He also shared his interest in the development of the Table Rock Lake area. He shared several pre-lake and Highway 13 bridge construction pictures. He invited anyone having pictures, memorabilia, or knowledge of the era to share their material in the development of a book.

Additional Comments & Questions

Rental Management Programs:

A number of owners raised questions about the various rental management programs being used and how satisfied owners were with the programs. The APCOA does not participate or endorse any rental management program and recommended that owners interested in discussing the various programs get together after the meeting.

Non-Slip Step Strips:

A suggestion to add non-slip strips to all steps in Anchor's Point. Currently only steps exposed to the elements have non-slip strips. The suggested project would extend the installation of non-slip strips to steps in covered areas.

Bowling Construction:

Kenny Bowling thanked the members for working with them this past year.

He also wanted to make sure that members inquire about any service fees that might be applicable when submitting a Service Request. Bowling Construction does not want any owners to be surprised if or when they receive a bill. If you have questions when submitting a work request please contact the Bowling Construction Office at (417) 739-4190.

Adjournment

Meeting was adjourned at 7:50pm.