



2014 – Year In Review

- Separate Services From KI/TRR
 - Emergency Maintenance, Accounting, Electric, Cable TV, Trash
- Discontinue Telephone Service
 - Surveyed Residents
 - Verified With 911 Service Center
- APCOA Website Implementation
 - Information Source For Owners & Community
 - APCOA E-Mail Address & Message Distributions
- Security Cameras Not Installed
 - Found No Need To Install This Year
- Other Legal Actions:
 - The Board Is Pursuing Liens Against Delinquent Owners
 - Working With Attorney In KI/TRR Dispute To Protect AP Owners Interest & Property

2014 – Year In Review

- Relations With KI/Table Rock Resort
 - Shared Services : Sewer, Water, Roads, Mowing, & Snow Removal
 - Last Year 01-Nov-13 KI/TRR Presented A 1 Page Expense Sheet
 - After Requesting This Information For Months We Receive It 1 Day Prior To Meeting
 - No Details – Exaggerated Cost (over \$1,000 additional per year per owner)
 - APCOA Board Rejected This Proposal
 - Moved all Services (Except Shared Services Above) To Specific APCOA Accounts
 - Created Detailed Proposal With Realistic Costs
 - KI/TRR Response Was No Negotiation, Rejection, & Threats
 - No Agreement On Amenities
 - No Use Of Indoor Pool, Workout Area, Tennis Courts, Miniature Golf
 - No Use Of Paid Amenities Boat Dock, Ramp, Trailer Storage Area

2014 – Year In Review

- Board Position & Actions
 - APCOA Recognizes That The Services Provided Need To Be Paid For
 - APCOA Will Not Pay For Undefined Services & Unjustified Costs
 - APCOA Board Has Agreed To Pay 40% Of KC Sewer Bill Based Units Served (67 AP Units – 105 KI/TRR Units)
 - APCOA Attorney Met With KI/TRR Attorney
 - After 2 Months Of Scheduling - KI/TRR Was Not Prepared To Discuss Issue
 - Currently The APCOA Has Paid Our Proposed Rates To KI/TRR
 - APCOA Is Receiving Water & Road Access
 - APCOA Is Not Receiving & Not Paying Common Ground Maintenance To KI/TRR
 - APCOA Supports Lakeside Pool, Pays Grass Mowing, & Snow Removal
 - The Board Takes KI/TRR Threats Of Restricting Road And Water Access Seriously
 - Should An Incident Happen – Contact The Board Immediately
 - Action Steps Have Been Established To Address Such Situations

2014 Financial – Year-To-Date

- Unit Water Leaks
 - Requested UFC Cover Under Tornado Claim
 - UFC Denied Claim
- Reserves Used For \$8,000 Of Expenses

2015 - Financials

- 2015 Budget
 - Expenses Exceed Revenues
 - Increase In Maintenance Fees
 - 1 Bedroom Units \$75 / Quarter
 - 2 Bedroom Units \$50 / Quarter
 - Increase Kept At Minimum
 - Pool ReSurfacing Is Off-Budget (From Reserves)
 - No Reserve Allocation In Budget
 - Deficit Budget Is Not Sustainable Over Years
 - The Board Will Reduce Expenses When Possible
 - Reserves Will Be Depleted Over Years

2015 Budget Summary

Category	2014 Budget	2015 Budget	2015 % Chg	2015 Unit Cost (Avg)
Revenue				
Maintenance Fees	\$119,700	\$133,400	11.45%	\$1,991.05
Expenses				
Business	\$ 3,720	\$ 2,660	-28.49%	\$ 39.70
Utility Services	25,600	42,100	64.45%	628.36
Insurance	25,000	25,100	0.40%	374.63
Maintenance	26,160	27,200	3.97%	405.60
TV/WiFi/Pool/Web	36,360	41,380	-10.94%	483.28
Legal		4,500	100%	67.16
Reserves	2,860	0	0.00%	\$0.00
Summary	\$119,700	\$142,940		\$1,998.73

APCOA Board of Managers 2015

- Don Gish – Returns To The Board
 - Don Will Complete Everett Isaacs Term Through 2015

- Lisa Copeland – Three Year Term Expires
 - Thank You For Your Years Of Service To The APCOA

- Joe Golding – Joins The Board
 - Joe Will Serve A Three Year Term Through 2017
























