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### 2015 – Year In Review

- APCOA Continues Separation From KI/TRR
  - Grass Mowing Now Contracted Directly To APCOA
- Shared Infrastructure Services With KI/TRR
  - Settled Shared Costs on:
    - Sewer – 40% Kimberling City Sewer Bill – Based on Percentage of Units
    - Water – \$15 Usage + \$5 Reserves Per Unit Per Month
    - Snow Removal – Commercial Service \$60 / Hour
  - Unsettled Shared Services:
    - Roads – \$5 Reserves Per Unit Per Month
  - 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
- Legal Representation:
  - Board has transferred legal representation from Polsinelli To Russ Schenewerk of Schenewerk & Finknbinder
    - Local Representation – Consults With Kimberling City
    - Extensive Knowledge Of Condominium Association Operation & Law
    - Better Representation – Less Expensive Rates

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### 2015 – Year In Review

- Financial Overview:
  - Expenses Exceed Revenues
    - 2015 Budget Expenses Exceeded Revenues
    - Maintenance Expenses Exceed Budget
      - Water Leaks Continue In 2015
      - Drain Pipe Leaks
  - Past Balances Due
    - Reduced Over 30 Day Receivables By 70%
    - Sale Of Units
    - Pro-Active Contact
  - Operational Reserves Reduced
    - Pool ReSurfacing \$11,000 Scheduled
    - Excess Expenses – Both Budgeted & Over Budget
  - Savings Reserve – No Change

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## 2015 – Year In Review

### • APCOA Reserve Balances

Year	Reserve Operational	Reserve Savings	Total Reserve	Percent Change
2010 Owner Board		\$ 1,770	\$ 1,770	
End 2011		1,770	1,770	
End 2012 -Tornado	63,408	1,770	65,178	
End 2013 -Continued	51,642	1,770	53,412	-18.01%
July 2014 –Transfer	31,631	21,781	53,412	
End 2014	19,622	21,791	41,413	-22.46%
End 2015 (Projected)	6,122	21,829	27,951	-32.50%

## 2016 - Financials

### • 2016 Budget

- Deficit Budget Is Not Sustainable Over Years
  - The Board Will Reduce Expenses When Possible
  - Reserves Will Be Depleted Over Years
- Need To Budget and Build Reserves
  - Emergency Expenses
  - Deductible In Event Of Disaster
  - Resale Value – Required Substantial Reserves
  - Impact On Cash Flow and Purchase Applications
- Increase In Maintenance Fees
  - Necessary To Meet On-Going Expenses
  - Necessary To Maintain & Grow Reserve Balances
- 2016 Maintenance Fees

Unit Type	Quarterly Increase	2015 Annual	2016 Annual
One Bedroom	\$50	\$1,800	\$2,000
Two Bedroom	\$50	\$2,000	\$2,200

## 2016 Budget Summary

Category	2015 Budget	2016 Budget	2016 % Chg	2016 Unit Cost (Avg)
Revenue				
Maintenance Fees	\$133,400	\$146,800	10.00%	\$2,191.05
Expenses				
Business	\$ 2,660	\$ 2,210	-16.91%	\$ 32.99
Utility Services	42,100	44,100	4.75%	658.21
Insurance	25,100	25,100	0.00%	374.63
Maintenance	27,200	27,000	0.01%	402.98
TV / WiFi / Pool	41,200	38,640	-6.21%	576.72
Professional Svcs	5,260	5,260	0.00%	78.51
Reserves	0	7,000	100.00%	104.47
Summary	\$142,940	\$149,310		\$2,228.51

### 2015 – Year In Review

- Relations With KI/Table Rock Resort
  - Process for analyzing
    - Determine legal background....change attorney
    - Research situation
    - Understand all positions
  - Update
    - KI/TRR cannot legally rent boat slips because they have a license from the Corp of Engineers for a "resort boat dock"
    - Confirmed items of agreement
      - Sewer
      - Water
      - Hired lawn maintenance directly
    - 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

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### 2015 Problems

- "Problems" hinder enjoyment, create safety concerns, create risk, and damage owner value
  - Noise, disturbances, aggressive behavior
  - A few owners not paying on time
  - Crowded parking
  - Dumpster used by everybody; overflowing
  - Non-APCOA people using pool
  - Rental rates too low; Motel 6 approach
  - No identity for Anchor's Point condos
  - Exterior image; hodge-podge look
  - Continual updating, especially around pool

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### 2016 Plans

- Assertively work with Kimberling City government to pursue criminal cases of noise and disturbances
- Assertively pursue civil legal remedies against owners who cause noise and disturbances
- Assertively ensure owner fees are current; take legal action where necessary
- Assertively protect and enhance Anchor's Point property values by ensuring consistency in outside appearance and enforcing a parking policy

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**2016 Plans**

- Implement a detailed exterior update policy including design and stain specifications; owners will engage Bowling Construction to discuss in advance and approval upon completion
- Work with KI/TRR on the one major remaining issue: road fees

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**2016 Plans**

- Implement branding plan
- Remove ice machine; it has been identified as an "attractive nuisance"; additionally, it attracts people who also fill the dumpster and decide the pool would be a great place to cool off; it adds to water problem
- Fix pool restroom and provide ventilation to prevent mildew
- Work on water seepage through parking lot wall (can be seen at the pool restroom)

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**APCOA By-Law Proposals**

- Article I – Establishment of Association  
Section 3 – Principal Office
  - During the Development and Initial Sales the Developer maintained an office on site. Since then all units have been sold and an office is not maintained on site.
  - The board does not believe that an on-site office for the APCOA is necessary nor can the association afford maintaining an on-site office.
  - The Proposal eliminates the on-site requirement from the by-laws and specifies other owner communications.
  - The board recommends Approval of this proposal.

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## APCOA By-Law Proposal

- Article II – Board of Managers  
Section 7: Powers & Expenditures  
(m) Rules & Regulations
- The proposal consolidates specific Rules & Regulations already specified throughout the By-Laws.
- Current items identified are: Parking Policies, Exterior Property Standards, Exterior Property Alterations, and Establishment of Quiet Time.
  - Quiet Time conforms with Kimberling City Ordinance 213.010 passed August 4, 2015.
- The board recommends Approval of this proposal.

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## Anchor's Point – Identity Signage & Branding




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## APCOA Board of Managers 2015

- Don Gish Completes His Term As Board Manager
  - Thanks Don For Your Service
- Vacancy – No Candidates Filed For Board Manager
  - Don Gish will fill vacancy until applications are received and the board sets and election date.
- Ray Loehr
  - Continues Term Until November 2016
- Joe Golding
  - Continues Term Until November 2017

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Comments & Questions



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