



## October 2015 Newsletter

### Annual Anchor's Point Membership Meeting:

**The Annual Membership meeting is scheduled for:**

**Saturday; November 7<sup>th</sup> at 6:00pm.**

**RT's / Hillbilly Bowl – Ozark Room**

Hope to see you there!!!

Can't attend, Submit an APCOA Proxy Form and Get Represented!!!

If you have a topic that you feel needs to be addressed, please let us know.

**Proxy Forms:** An APCOA Proxy Form with submission instructions may be obtained from the Anchor's Point website or from the board. We encourage you to be at the meeting and be involved. If you cannot attend, please Obtain and Complete a Proxy Form. You may either mail or e-mail your form to the address below. Through your participation, in person or through your Proxy, the APCOA has had a quorum for the past four meetings.

Proxy Forms submitted for last year's meeting are expired and no longer valid.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.

### Notes From The Board:

The Board's responsibility is to care for the property and to ensure that all owners' rights are protected and that the property is attractive, leading to growing property values. The Board intends to be highly responsive to the needs of members within the guidelines of the bylaws. Therefore, at the owners' meeting the Board will introduce amendments to the bylaws. Legal counsel has advised the Board that the bylaws already provide the power for the Board to enforce the following items, but the Board has decided to bring these issues to all owners and to approve amendments.

- The Board has received several complaints about excessive noise and disturbances after the posted quiet time of 10pm. The Board has signed a complaint on behalf of all owners and is prepared to enforce the complaint in criminal court. However, Kimberling City has recently passed a noise ordinance for a city quiet time of 10 pm to 7 pm. This ordinance establishes clear rules about noise and criminal prosecution. The Board will ask the owners for a bylaws change that specifically enables the Board to pursue both criminal and civil prosecution of owners and guests who create these disturbances. To make it clear, if you or your guests are not loud and not disrespecting others between 10pm and 7am, and if you are tired of owners or guests who are, you should be very happy the board is committed to addressing this issue.

- The Board has received several complains about vehicles and trailers taking up several parking spaces during busy weekends in the summer. The APCOA has less than two (two) spaces per condo, so when an owner or guest takes up several spaces during the busiest times, that means other owners or their guests don't have a place to park. The Board will ask owners for permission to post the parking lot for no trailer parking on weekends in the summer.
- The Board is concerned that some owners have made exterior modifications (primarily on decks and access to decks) without the prior approval required in the bylaws. The Board must protect all owners' rights by ensuring that the exterior is attractive and consistent. The Board intends to take a more active role to ensure that modifications are approved in advance.

Again, the Board is committed to doing all in its power to protect and enhance your property. We hope you will join us at the annual meeting to endorse the Board's actions.

### **2015 Year To Date Financial Review:**

2015 has been a challenging year financially for the association. Although Revenue has been a little higher due to the collection of past due balances, Maintenance and Repairs have been higher than anticipated.

**Revenue:** Revenue is running a little higher due to the recovery of past due amounts. The payments of Past Due amounts have been the result of unit sales and collection actions by the board.

**Expenditures:** Expenditures are running higher than budgeted. The major expense exceeding our budget is Maintenance & Repairs. We have had 3 water leaks which required digging below ground and replacing the broken section of pipe. Each of these breaks was located between the building shutoff and the unit feeds.

The 2015 projection indicates a 5% - 10% expense overage. This amount was anticipated this year, but as noted in the budget presentation last year it is not sustainable.

### **Contact Information:**

We welcome your ideas, suggestions, and comments about what you would like to see in the Quarterly Newsletter or on our website. 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 us.

All correspondence to the Board of Managers or any APCOA business should be directed to:

#### **Board of Mangers:**

**E-Mail:** [APCOAboard@anchorspointcoa.org](mailto:APCOAboard@anchorspointcoa.org)

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