



October 2016 Newsletter

Annual Anchor's Point Membership Meeting:

The Annual Membership meeting is scheduled for:

Saturday; November 5th at 4:00pm

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Proxy Forms submitted for last year's meeting are expired and no longer valid.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

Manager Vacancies:

No Manager Applications were received to fill either of the manager positions available. The two vacant positions are the positions held by Don Gish until November 2015 and the position being vacated by Ray Loehr this November. Both Don Gish and Ray Loehr have agreed to continue to serve on the board until their position is filled.

When the board receives a Manager Application, the membership will be notified with an election schedule setting dates for additional applications to be received and an election date.

Current Board of Managers:

Joe Golding will continue his term until November 2017

Ray Loehr will continue his term until November 2016, and then continue as Acting Manager

Don Gish will continue as Acting Manger

2016 Year To Date Financial Review:

2016 Revenue and Expenditures have performed very close to the Budget. Additionally, the Cash Flow during the 2016 year has been positive. This is the first year that the association has not needed to temporarily borrow from Operational Reserves to cover end of quarter or first of quarter expenses.

Revenue: Revenue is running right on schedule. Accounts Payable is less than \$5,000.

Expenditures: Overall expenditures are running very close to the 2016 Budget, which is to be expected since most of our expenses are fixed rate services. However, Building Maintenance has exceeded budget, mostly due to the residing the exterior wall at the end of units 530 and 532 and re-working of the parking lot drainage at the Pool Building retaining wall.

Reserve Accounts: No money has been withdrawn from either Operational Reserve or Savings Reserve accounts during 2016. If there are unexpended 2016 funds at the end of the year, the board will determine the amount to be transferred from Operational to Reserves.

Based on the 2016 Fiscal Review and the 2017 Budget Forecast the board does not anticipate raising Maintenance Fees for 2017.

Gutters & Downspouts:

Thanks to the many owners who noticed several failures in gutters and downspouts and reported those failures to the board. The board took the specific problems to Bowling Construction. As you may know the gutters were looked at and cleaned in July. Although some problems were resolved many were not.

It is the board's position that since the gutters were installed with the tornado recovery in 2012, it is too soon to have these types of failures, especially after having the gutters cleaned in July. Bowling Construction has committed to have all of the gutters and downspouts inspected for proper installation and repaired. The cost of this service will be covered under the warranty.

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

By Mail: APCOA
P.O.Box 843
Kimberling City, MO 65686

Website: anchorspointcoa.org

Joe Golding
Ray Loehr
Donald Gish - Acting