



## Minutes – 2016 APCOA Annual Meeting

### Meeting Summary:

Date/Time: November 5, 2016 4:00pm  
Location: Hillbilly Bowl – RT's – Ozark Room  
Attendance: 27 Unit Owners Present  
              7 Proxy Votes  
              34 of 67 Unit Owners Represented  
Quorum: 50.74% of Unit Owners To Meet Quorum Requirements  
Refreshments: Provided by RT's Restaurant  
Published: AnchorsPointCOA.org  
              Pre-Meeting Packet, Presentation Slides, Meeting Minutes

### Agenda Items:

#### Call To Order:

Meeting was Called To Order at 4:05pm

#### Introductions:

##### Board of Managers:

Don Gish	Acting Manager
Ray Loehr	Serving Through November 2016
Joe Golding	Serving Through November 2017

## **2016 Year In Review:**

### **Anchor's Point Branding & Signage:**

The board had building signs created and mounted on buildings facing the Parking Lot. The intent is to differentiate Anchor's Point from the rest of the complex and to allow easy identification of units.

### **Parking Lot:**

Modifications were made to the parking lot drainage at the Pool Building and Housekeeping Hut. The gutter in front of those buildings was altered to allow water to flow freely toward the storm water drain. A slot was cut into the storm water drain to allow water from the gutter to flow rapidly down the storm drain. This modification allows water to be removed from the area to prevent the buildup of standing water and prevent seepage of water through the retaining wall; thus protecting the Pool Building units and the area next to the pool bathrooms.

In an effort to improve the summer parking problems, No Trailer Parking signs were mounted on the parking lot retaining wall. Although the signs did improve the situation, they did not eliminate the situation and the board will continue to work on the parking issues.

### **Conversion To Exterior Siding:**

There was some serious damage to the exterior fiberboard walls on the end of units 530 and 532. The board decided to repair the damage by installing siding rather than replacing the fiberboard. The siding will provide a stronger barrier than the fiberboard and the color is an exact match. This project was a little more expensive, but well worth the investment. In the future, the board will use siding to replace major fiberboard damage.

### **Lakeside Pool:**

Prior to the opening of the Lakeside Pool an epoxy paint was applied to the pool walls. This paint was recommended to seal, clean, and beautify wall surfaces.

In the pool bathroom, a ventilation system was installed to increase the air flow to reduce the tendency for mold buildup.

### **Grounds & Maintenance:**

Per the by-law change last year, 2016 was the first year that owners needed to submit plans for any exterior work planned.

The board had a second dumpster installed during the summer to better maintain the trash during the high occupancy time. With two dumpsters the volume of trash was able to be contained in the dumpsters; eliminating the litter around the dumpster and eliminating overage charges when the driver manually picks up trash from around the dumpster.

The gutters and downspouts were cleaned and cleared. Thanks to the many owners who noticed that the gutters and downspouts were clogged. Since all of the gutters were installed with the tornado recovery, the board addressed the issue with Bowling Construction. As a warranty item, Bowling Construction had the gutters and downspouts cleaned and cleared at no cost to the association.

**Relations With Kimberling Inn / Table Rock Resort:**

The board continues to reach out to KI/TRR ownership to improve the relationship between our organizations. During 2016 several meetings did occur, but no changes came out of these meetings.

The board does feel confident that the association is on good legal standing of our positions that we have taken with KI/TRR.

**2016 Financial Overview:**

2016 was a good financial year in several areas.

First of all, the 2016 Expenses matched very closely with the 2016 Budget. The Maintenance Expenses did exceed the anticipated budget, but reduced expenses in other items such as; Sewer, Electric, and Legal fees were lower than anticipated.

Additionally, 2016 was the first year the board experienced a positive Cash Flow. At no time did the board need to transfer funds from Operational Reserves to meet temporary cash short falls to pay financial obligations.

The board continued to pro-actively address Outstanding Balances Due on Maintenance Fees and has continued to reduce the Accounts Receivable balance to about \$4,500.

The Savings Reserve and Operational Reserve accounts were maintained at there current levels throughout the year. At the end of this fiscal year on December 31, 2016, the board anticipates to increase the Savings Reserve by \$5,000 - \$7,000 per the 2016 Budget.

**2017 Financial Projections:**

The 2017 Budgeted Expenses are anticipated to be about the same as the 2016 Expenses. As such, there is no change to the Maintenance Fees to support the budget.

**2017 Budget By Category and Cost Per Unit** Note: Full 2016 Budget Provided In Handout

Category	2016 Budget	2017 Budget	2017 % Chg	2017 Unit Cost (Avg)
<b>Revenue</b>				
Maintenance Fees	\$146,800	\$146,800	0.00%	\$2,191.05
<b>Expenses</b>				
Business	\$ 2,210	\$ 2,210	0.00%	\$ 32.99
Utility Services	44,100	44,850	0.02%	669.40
Insurance	25,100	25,400	0.01%	379.10
Maintenance	27,000	27,000	0.00%	402.98
TV / WiFi / Pool	38,640	40,640	0.05%	606.57
Professional Services	5,260	5,260	0.00%	78.51
Reserves	7,000	7,000	0.00%	104.47
<b>Summary</b>	<b>\$149,310</b>	<b>\$152,360</b>		<b>\$2,274.03</b>

**2017 Unit Owner Maintenance Fees**

Unit Type	Quarterly Increase	2016 Annual	2017 Annual
One Bedroom	\$ 0	\$2,000	\$2,000
Two Bedroom	\$ 0	\$2,200	\$2,200

**Current Reserve Account Balances**

Reserve Account	Balance 31-Oct-2016
Operational Reserves	\$8,621.93
Savings Reserve	<u>\$21,850.65</u>
Total Reserves	\$30,472.58

**Operational Checking Account Balance On October 31, 2016**

Operational Account	Balance 31-Oct-2016
Operational Check Balance	\$33,845.12

**End Of Year Anticipated Reserve Account Balances**

Reserve Account	Anticipated 31-Dec-2016
Operational Reserves	\$8,621.93
Savings Reserve (Add \$7,000)	<u>\$28,850.65</u>
Total Anticipated EOY Reserves	\$37,472.58

## 2017 Plans

### **Protect Property Values:**

The board will assertively protect and enhance Anchor's Pont property values by continuing to

1. Maintain and ensure the consistency of the exterior appearance
2. Continue to assertively address Maintenance Fees collection
3. Assertively address loud late night disturbances

### **Barrier Tree Responsibility:**

The board will assume responsibility for the barrier trees at the Kimberling City Waste Treatment Plant. The intent of the trees is to hide the view of the waste treatment plant. There are two treed areas that were planted just after the expansion of the treatment plant. Kimberling City has a grove by the plant and the second is a tree line near units 530 and 532.

The association will take responsibility for the trees on APCOA property and will work with Kimberling City to keep their trees maintained.

The board thanks Joyce and Jim Brendle for all of the time and resources they have contributed to this project. From the initial design and planting and throughout the years, the Brendles have led the way in reducing the impact of the plant expansion.

### **Anchor's Point Signage:**

The board will continue to identify Anchor's Point with signage to distinguish it's self from Kimberling Inn. The discussion of signs included placement on the parking lot and walkway as entering Anchor's Point and on the Lakeside Pool retaining wall facing the lake.

Placing additional advertising to generate revenue on the retaining wall was also mentioned, but no decisions have been made.

There was a request to add building signage to areas representing units 454-464 and 484-494. The board will meet with a couple of owners at the meeting and make a determination.

### **Dumpster Pad:**

To protect the parking lot, the board is considering a concrete pad for the dumpsters. We will work with Republic Services for the specifications and possibly move the dumpsters to allow easier access and to regain a parking spot or two. Also being considered is a fence to improve the appearance of the area.

## **Parking Lot:**

There was much discussion about parking and particularly trailer parking in the parking lot. In an effort to reduce the number of trailers parked in the lot, the board hung signs stating that there was no trailer parking on weekends during the summer. It was brought up that the by-laws prohibit any trailer parking in the parking lot; thus, the restriction in the by-laws are in conflict with the signage.

The discussion about trailer parking did

- Continue to try to contact the owner of a parcel of land behind the shopping center which would be suitable for trailer parking
- Continue to work with the Kimberling Inn management to allow Anchor's Point owners and guests to use the trailer parking area in the valley on a fee basis
- Direct all rental management companies and owners who individually rent their units, to make clear to their clients that no trailer parking is allowed on the Anchor's Point parking lot and to provide the clients with options; such as, Port of Kimberling
- The possibility of using the corps area between the lake and buildings was discussed and opposed to by owners present
- The possibility legal actions; such as, ticketing and towing of trailers was also discussed.

The board recognizes that parking, especially in the summer, is a major problem and that the board has the authority to establish and enforce parking policy for multi-space vehicles. The board asked owners to forward any ideas or suggests on how to resolve the problem.

## **Long Range Plans**

### **Lakeside Pool Replacement:**

The board recognizes that the Lakeside Pool is aging, the pool deck has settled, there areas of separation between the pool and the deck, and that the Lakeside Pool is getting to a point where it will need to be replaced. Over the last 2 years the board has spent about \$18,000 to resurface the floor of the pool, refurbish the pool walls, and replace a pump to address some of the aging issues.

This summer the board explored the costs and concerns with replacing the pool. The intent is to get a rough estimate of cost and payment options that might be available and to present our findings to the membership.

The handout below identifies the preliminary estimated costs of the Lakeside Pool Replacement:

Purpose: The board has sought to examine Remaining Life and Replacement Cost of the Lakeside Pool.

The APCOA has spent approximately \$17,000 to resurface pool floor, resurface the pool walls, and replace a pump over the past 2 years.

The Lakeside Pool is approximately 26 years old.  
Pool Deck shows signs of settling and pool separation from pool deck.

The Lakeside Pool Replacement Costs is a very rough estimate. By no means should this be considered a quote or contract.

Our thanks to Springfield Pool & Spa for their time and expertise in providing this information.

<b>Lakeside Pool Replacement</b>	
Tear Out Existing Pool	25,000
New Pool 800-900 Sq Ft	72,000
Vanishing Edge - Optional	25,000
New Retaining Wall & Footings	15,000
Coping	4,500
Decking - 1350 Sq Ft	7,000
Additional Fill	1,000
Fencing - 240 LF	12,000
Electrical	2,500
<b>Estimated Total Cost:</b>	<b>164,000</b>

**APCOA Budget Projection: \$160,000 - \$200,000**

The board believes that a long term assessment would be the best way to finance the new pool. To have a 1 time assessment would be substantial and not be fair to owners selling or wanting to sell their units. Thus, using a long term assessment would distribute the costs over 10 years or so; thus reducing the financial impact to owners and sharing the costs to include new owners coming into Anchor's Point. As an assessment, once the pool was paid for the assessment amount would no longer be due.

The discussion of the new pool was very enthusiastically received by the membership. The board was urged to continue the planning of a new pool to get specific costs and payment proposals. Members also wanted a winter installation so that there would be no loss of a pool during the summer.



As an assessment, the membership would need to approve the proposed pool expenses prior to acceptance of any pool proposal.

## **Owner Topics & Comments**

### **Mandatory Owners Insurance:**

It was introduced that all owners should have Condominium Owners Insurance to cover personal property in their units and liability for damage which may occur to their or another unit.

Currently there is no requirement in the By-Laws for owners to have insurance. However, if your unit harms another unit, the owner is still responsible for the harm done to the other unit with or without insurance.

The board will create an Amendment to the By-Laws to require the each owner have and minimum amount of Condominium Insurance to protect damage done to other units.

Additionally, members would need to provide to the association a proof of insurance document.

A motion was made to require owners to have condominium insurance and to provide proof of insurance beginning January 1, 2017.

Vote To Require Condominium Insurance – Motion Approved

For                    34 Unit Owners

Against            0 Unit Owners

The board will take necessary actions to implement this approved measure.

### **Website Enhancement:**

It was suggested that an Owners Corner be added to the APCOA website. This would be a place owners can exchange information. Suggestion postings might include units for sale, owners wanting to purchase units, furniture for sale, or other items of interest to other owners.

### **Add Lighting At End Of 530/532**

A follow-up question from last year's meeting was asked about adding a light at the end of the Bridge View building to light the 3 parking spaces and exit road of Anchor's Point.

Although the board did side that area of the building, it was an oversight not have addressed lighting installation at that time. Additionally, there are concerns about light placement with respect to the time-share units above the area.

The board is committed to have lighting installed at that area.

### **Correction to 2015 Minutes**

A procedural inaccuracy was identified in the 2015 Annual Meeting Minutes with regard to the motion and vote of the Annual Meeting proposal.

The correction has been made and posted on the APCOA website.

**Water & Water heater – Best Practices**

Over the past year there have been several water leaks attributed to owners hot water heater or the water feed to the refrigerator ice maker.

With that in mind and recognizing that most units are only occupied on a part time basis, there was a discussion about best practices in caring for your unit.

It was suggested that when leaving your unit unoccupied for an extended time, that the hot water heater be turned off and that the water feed to your unit be turned off. Both of these recommendations will eliminate at least some of the risk of water damage to both your unit and adjacent units.

**Board of Managers**

**Outgoing Manager:**

Ray Loehr has completed his term as a Member of the APCOA Board. Ray is one of the initial Owner Board members and has served for six years.

Our appreciation for all that Ray has done on behalf of the association over the years.

**Manager Vacancy:**

No Manager Applications were received to fill the manager position vacated by Ray Loehr. This is the second consecutive year with no Manager Applications submitted.

Ray Loehr will continue to participate on the Board of Managers as has Don Gish last year.

When the board receives a Manager Application, the membership will be notified and a date set to accept additional applications. After the application deadline the membership will be notified of the candidates and an election date will be set.

**2017 Board of Managers:**

Joe Golding	Term Ending November 2017
Don Gish	Acting Board Manager
Ray Loehr	Acting Board Manager

**Adjournment**

Meeting was adjourned at 6:15pm.