



## January 2017 Newsletter

### Annual Anchor Point Membership Meeting 2016:

The Anchor's Point Annual Membership Meeting was held on November 5th. Thanks to the owners in attendance and those submitting proxy forms, 34 units were represented. Thirty four represented units provided a quorum once again this year.

You should have received the Meeting Minutes via mail last month. The Pre-Meeting Packet, Presentation Slides, and Meeting Minutes are posted on the APCOA Website. If you did not receive the minutes or need any documents that were presented at the meeting they may be retrieved from the website or you may contact us and we will provide them to you.

### 2016 Annual Meeting Highlights:

- 2016 was a good year financially for the association. The budget matched the expenses in all areas except Repairs & Maintenance which exceeded the budgeted amount. Revenues also matched budgeted amounts and outstanding balances due were reduced. The board anticipates fully funding the amount for Reserves which will increase our Reserve Funds by \$7,000.

There will be no changes to the 2017 Maintenance Fees:

- 1 Bedroom Units \$500 / Quarter Totaling: \$2,000 Annually
- 2 Bedroom Units \$550 / Quarter Totaling: \$2,200 Annually
- The board has taken responsibility of the barrier trees used to hide the waste treatment plant. Our thanks to Jim & Joyce Brendle for their work over the past six years in developing the plan and working with all parties to get the trees planted and maintained.
- There were no Manager Applications submitted to fill the expired Manager Position held by Ray Loehr. With no candidates, the position is now vacant. Ray will continue as Acting Manager until the position is filled.

When the board receives a Manager Application, the membership will be notified and an election date will be set so that other applications may be submitted.

- Again there was much discussion about the trailer parking in the parking lot. The board will continue to work on this issue and welcomes any suggestions members may have to resolve the parking lot problems.
- A member initiated proposal requiring owners to have insurance for their unit(s) was passed by the membership. The intent of the measure is to insure that owners are protected in case damage is caused from another unit. Effective January 1, 2017 all owners must have condominium insurance and provide proof of insurance to the board.

Mark your calendar for Next Year's Meeting on Saturday; November 4, 2017 at 4:00pm

**Proof of Insurance:**

Please submit a Certificate of Insurance showing your liability coverage. Each owner is required to send this information based on the pending by-law change explained above.

Based on the boards' investigation, the board recommends that you also have insurance to cover both the contents of your unit any expenses required to repair the unit in case of damage. For example, a water leak this year in one unit created a repair cost of \$35,000 to other units. However, the change to the by-laws does not require you to have coverage on your property or contents. The liability coverage IS required.

You or your agent can scan or copy your Certificate of Insurance and e-mail or mail it to the association at the addresses below.

**Winter Preparation:**

Ice melt will be placed near the exposed walk ways for owner & guest use. Snow removal on the parking lot will be as it has in the past, with the clearing of two lanes through the parking lot. In case of snow or ice, it may be easier to exit the parking lot by taking the road north passed the boat dock area and avoiding the steeper one lane exit route on the south.

**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 have, 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)

**By Mail:** APCOA  
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Kimberling City, MO 65686

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**Don Gish - Acting**  
**Ray Loehr - Acting**  
**Joe Golding**