



Minutes – 2017 APCOA Annual Meeting

Meeting Summary:

Date/Time: November 4, 2017 4:00pm
Location: Hillbilly Bowl – RT's – Ozark Room
Attendance: 27 Unit Owners Present
 3 Proxy Votes
 30 of 67 Unit Owners Represented
Quorum: 44.77% of Unit Owners Does Not 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 Called To Order on Saturday; November 4, 2017 at 4:00pm

Introductions:

Board of Managers:

Joe Golding	Serving Through November 2017 – Not Present
Don Gish	Acting Manager
Ray Loehr	Acting Manager

2017 - Year In Review:

APCOA Branding & Signage – The association added a lakeside sign measuring 8" X 24' on the pool retaining wall for viewing from the lake. Additionally, 2 building signs were added to now provide all unit locations.

A water leak occurred on Friday, March 3, 2017 which resulted in the Bridge View Building being without water for 3 days. The water leak was located in the water supply line which serves the entire complex. Kimberling Inn/ Table Rock Resort were unwilling to manage the repair, so the APCOA contracted Kimberling City Plumbing to repair the line. KC Plumbing was able to get equipment to dig about 12' down to repair the pipe. The APCOA contracted and paid \$5,884 for the repair to the water infrastructure line.

Another water leak occurred on June 12, 2017 located in front of unit 436 which only caused an intermitted interruption of water service. Again this leak was located in the water supply line and again the APCOA was forced to manage the infrastructure repair. The cost of the repair was \$8,935.

For both instances the association believes that our payments to a reserve water account should have paid for the cost of the repairs. The APCOA did invoice the Water Reserve account which we believed to have been held by KI/TRR for reimbursement. No response for KI/TRR was received for either of the submitted invoices.

The two water leaks and the lack of responsibility of service and cost led to the Board filing a Lawsuit against the owners of Kimberling Inn / Table Rock Resort. This action has been coming since the new ownership of KI/TRR took over in 2013. There has never been an agreement for shared services between the organizations. The APCOA agrees that the water system, roads, and sewer system were developed for the use of all entities within the complex; which includes the Kimberling City Waste Treatment Plant.

The Goals of the Lawsuit are:

- Written Agreement for Water Service to include the cost of well operation, definition of infrastructure, responsibilities for infrastructure repairs, and responsibilities for infrastructure costs.
- Written Agreement for Road Repairs and Replacement
- Written Agreement for Sewer Expense as invoiced by Kimberling City
 - There is a verbal agreement of 40% APCOA / 60% KI/TRR based on number of units served
- Reimbursement For Repairs To Infrastructure Water Leaks \$14,819
- Injunction To Prevent Deliberate Shut Off Of Service

A new management company for the daily operation of the Lakeside Pool was contracted for the 2017 season. The new service company was very successful with no complaints registered for the pool or bathroom. The company owned by Jerry & Crystal Yarnell will operate the Lakeside Pool for the 2018 season. The 2018 Lakeside Pool schedule is as follows:

- Opening Day Friday; May 11, 2018
- Owners Pool Party Saturday; September 8, 2018
- Closing Day Sunday; September 16, 2016

Boat Trailer Parking seemed much reduced this year. One major factor contributing to the reduction was the cooperation with Ozark Fun Rentals notifying their clients would not be able to store their trailers on the parking lot. This was also the second season for the No Trailer Parking Signs on the lot wall. Hopefully this trend will continue.

A solar light was installed at the end of unit 532 in the Bridge View Building to laminate the area at East end. This area includes 3 parking spaces and the road exiting Anchor’s Point.

Financial Year-To-Date 2017 - Revenues are being received as budgeted with Accounts Receivable remaining low. Expenses have also performed as budgeted, with 2 exceptions. The cost of Maintenance and Repairs are higher than projected and the cost of Legal Expense is higher due to the lawsuit.

Reserve Funds were increased by \$10,000 at the end of 2016. This increase is \$3,000 greater than the \$7,000 Budgeted.

January 1, 2017 Reserve Summary

Operational Reserve Increase	\$ 2,000 To	\$10,621.93
Savings Reserve Increase	<u>\$ 8,000 To</u>	<u>\$29,856.25</u>
Total Reserves	\$ 10,000 To	\$40,478.18

2018 – A Look Ahead

Financial - Budget 2018:

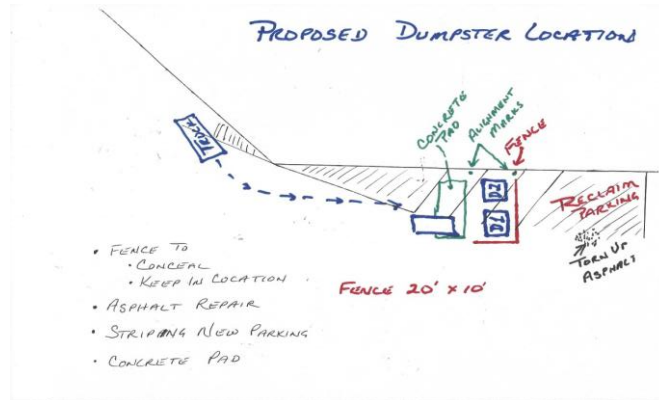
Category	2017 Budget	2018 Budget	2018 % Change	2018 Average Unit Cost
Revenue				
Condo Fees	\$146,800	\$146,800	0.00%	\$ 2,191.05
Expenses				
Business	\$ 2,210	\$ 2,210	0.00%	\$ 32.99
Utilities	44,850	43,350	-3.34%	647.00
Insurance	25,400	27,700	9.05%	413.43
Maintenance	27,000	29,000	7.41%	443.73
Amenities	40,640	40,540	-0.25%	605.08
Professional	5,260	5,350	1.71%	79.84
Reserves	7,000	7,000	0.00%	104.48
Summary	\$152,360	\$155,150		\$2,326.55

APCOA Projects 2018

Mr. Jim Heimann has volunteered his services to assist the board as a consultant with construction projects. Jim is now retired from his Carpentry and Interior Construction Company. Jim will be a valuable asset in the recommendations, priorities, assessment, and evaluation of task being done at Anchor's Point. The board thanks Jim for his willingness to contribute to the improvement of Anchor's Point.

Dumpster Pad & Fence:

The board has worked with Republic Services to move the dumpsters to a more accessible location and build a fenced area for the dumpsters. The diagram below shows the new location and proposed enclosure for the dumpsters. The new location will have a concrete approach pad to prevent the heavy trucks from damaging the surface. The existing damage to the asphalt will be repaired and the area will be striped to reflect the new location.



Exterior Light – Stairs 496-502:

At an owner's recommendation, the board will add lighting on the exterior stairs from 496 to 502. This area has never had adequate lighting and will be much safer with the additional light fixtures.

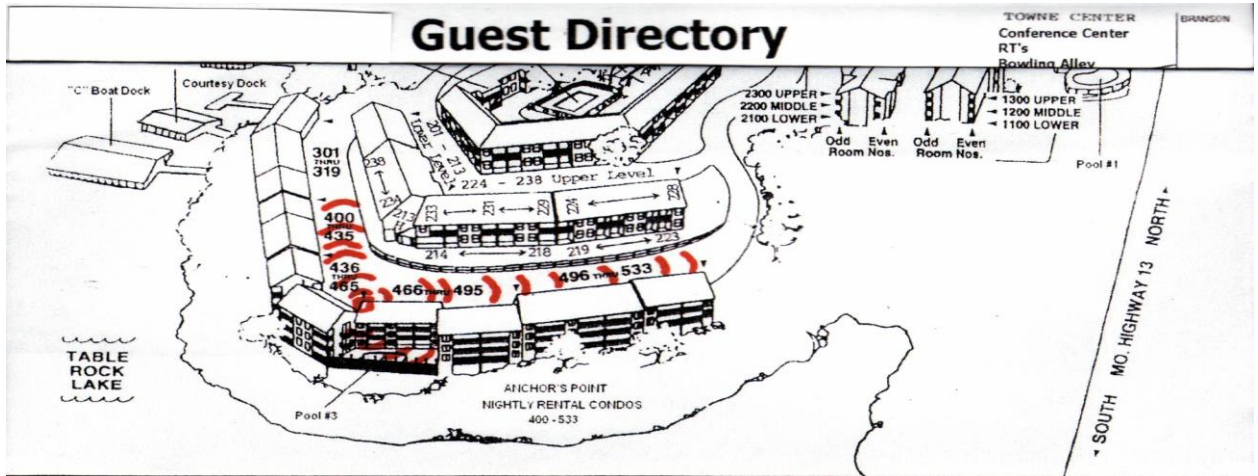
Gutters & Downspouts:

Gutters and Downspouts continue to cause a number of problems. Some gutters and/or downspouts seem to be clogged and the rain water either backs up or flows over the gutters. As you know, we have been fighting this problem for the last several years. Several recommendations have been suggested and the board will continue to work toward a solution.

If you notice a downspout not dumping water while it is raining, please notify us of the location of that downspout.

Security Cameras – Lakeside Pool & Parking Lot:

The board is again considering Security Cameras to cover the Lakeside Pool, Pool Equipment Area, and Parking Lot. There were several incidents this past year where security cameras would have been beneficial. The cameras would be aimed only at those areas and not be directed at any units or decks.



Lakeside Pool Replacement:

At the 2016 Annual Meeting the board wanted to make the membership aware that the Lakeside Pool would need replacing in the not to distant future. The membership expressed a great desire to replace the pool sooner rather than later. To that end the board did meet with 3 pool builders during the summer. The builders are Springfield Pool, Fishel Pools, and Holiday Pools.

All builders agree that the location of the Lakeside Pool is one of the best in the area. The biggest problem is the removal of the existing pool and deck concrete. There is no easy way to get the debris out of the pool area. Between the slope on the Corps land and the 40 foot climb to the parking lot it is a monumental effort.

Holiday Pool did submit a proposal, but the proposal lacks many details that are necessary to make a decision.

The board will continue to talk to Holiday Pools to get more information about their proposal and meet with other interested pool designers. We will keep the membership notified as the process continues.

Board of Managers

The Board received only one Application For Manager. Mr. Joe Golding, whose term is expiring, applied for the three year position and was accepted to serve through November 2020.

Don Gish will continue to fill the current 1 Year Vacancy as Acting Manager

Ray Loehr will continue to fill the current 2 Year Vacancy as Acting Manager

With two vacancies being filled by Acting Managers, the Board will accept Applications at any time. Should there be an application submitted a notice will be sent to the membership and a date for additional applications to be submitted will be set and, if multiple applications are submitted by the application date, an election date will be set.

Additional Comments and Questions:

MediaCom – MediaCom; our Cable TV & Internet provider, had previously provided a printed Cable Guide showing Station Channel Numbers. These printed guides are no longer provided. The Cable Guide is now an On-Line service on the MediaCom website.

Owners may add features to their cable service by contracting directly with MediaCom for the desired service. Since Basic Service is already paid for by the association, the only charge to the owner would be for the additional service or networks desired. Adding a Cable Box would provide an On-Screen Guide and On-Demand services. To add cable television service at your expense, contact:

MediaCom Premier Community Support
(888) 845-6245
Anchor's Point Account: 8384 63 061 009 0030

Water Odor – Many owners complained about sulfur like odor in the water. The board will try to find the cause and / or remedy to the problem; however, Anchor's Point does not control the water management of water delivered to our units. Several owners offered possible remedies during the discussion.

Currently we recommend that if you have a foul odor in your hot water, simply run your water from several faucets for about 15 minutes until the odor is gone. As the board learns more about the situation we will pass the information along.

Disabled Parking Spaces – A question was raised concerning Disabled Parking for guests. The only Disabled Parking Spaces are located near the units of full-time year around residents of Anchor's Point requiring such parking. With rental units throughout the area, it is not feasible to anticipate or establish any appropriate location(s) for Disabled Parking spaces for our guests.

Acting Board Members – There are currently 2 board members who are continuing their service after their terms have expired. With this situation an owner wanted to insure that the Acting Board Members are able to fully function and carry out the duties of the position as elected Board Members. The board assured the membership that the Acting Managers are functioning and carrying out their duties and that the board is effectively operating and performing it's duties as prescribed by the By-Laws.

Adjournment

Meeting was adjourned at 5:40pm.