



## July 2018 Newsletter

### Annual Anchor's Point Membership Meeting:

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

**Saturday; November 3th at 4:00pm. Location To Be Determined**

Hope to see you there !!!

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

### Proxy Form May Be Obtained By Request:

An APCOA Proxy Form with submission instructions is available for downloading from the APCOA website. We encourage you to be at the meeting and to be involved. If you cannot attend, please Obtain, Complete, and Submit a Proxy Form. Proxy Forms may also be requested and submitted by mail or e-mail.

Proxy Forms submitted for last year's meeting are expired and no longer valid.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

### Board of Managers Election:

According to the APCOA by-laws, there are three members serving on the APCOA Board of Managers and one manager is elected each year for a 3 year term. The expired positions from 2015 and 2016 are currently vacant. Don Gish, who will no longer serve at the end of this term, and Ray Loehr have continued to serve as Acting Board Managers since the end of their terms. Any eligible owner may submit a Candidate Application. Each Candidate Application will be copied and distributed to the membership and each owner is allowed one vote for each unit owned.

The election schedule is:

- Board of Manager Candidate Applications is available for downloading on the APCOA website or may be requested from the association at any time.
- Applications must be submitted by candidates by September 1, 2018.
- Each candidate application, a ballot, and a return envelop will be mailed to each owner for each unit with the Quarter 4, October 1<sup>st</sup> Maintenance Invoice.
- Ballots must be received prior to the start of the Annual Meeting on November 3, 2018.
- Election results will be announced at the Annual Meeting on November 3<sup>rd</sup>.
- The elected candidate will assume the office at the end of the Annual APCOA Meeting.

## **Anchor's Point Updates:**

### **Siding of Buildings:**

As many of you know, the building exteriors on the lakeside are in very bad shape. The buildings are about 30 years old and there is everything from water damage, critter and wasp invasions, and many signs of aging with deteriorating wood, warping spindles on railings, and different colors due to fading. Squirrels, other critters, and wasps have invaded vulnerable areas where wood is the only barrier. We are spending an increasingly amount of money patching problems without solving the problem.

The board is developing a plan and working with contractors to create a permanent solution. On the lakeside and ends of the buildings, we will propose siding the entire area. All Masonite sheets and exposed wood will be sided. With the installation of siding, it will be necessary to change the railings on each lakeside deck. We are planning a metal railing system with a wide Beverage Top. The siding and rail system will provide a uniform and consistent appearance with a much reduced maintenance cost. The siding will also be much more effective at keeping animals from penetrating the buildings. Additionally, items such as guttering, downspouts, and other damages will be repaired as necessary and upgraded.

An example of what this would look like and what it will do for Anchor's Point can be seen at the pool area on units 460, 462, and 464. Due to aging and deterioration it was necessary to rebuild the exterior lakeside decks of that corner. There will be changes in the siding materials, but this is the look and low maintenance concept we would do throughout the lakeside of Anchor's Point.

This is not an inexpensive project. To reduce the financial impact, the board is anticipating a 5 year assessment. The assessment would be billed at \$150-\$175 per unit per quarter and sent with your quarterly maintenance fees. We also believe that this is the best solution to upgrade the exteriors, create an attractive and consistent appearance, and reduce maintenance cost over the long term. We also believe that these improvements will raise the value of our units.

A detailed siding plan will be presented to all members in the coming weeks. Due to the size and scope of the project a vote of approval by membership will be required.

### **Dumpster Enclosure:**

The Dumpster Enclosure and the asphalt repair and striping have been completed. The new location of the dumpsters separates the dumpster area from the parking area. This will improve the appearance of the area and trash truck access to the dumpsters.

### **Annual Owners Lakeside Pool Party:**

The Annual Owners Pool Party will be on Saturday; September 8<sup>th</sup> from 5:00pm – 10:00pm.

### **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)

**Website:** [anchorspointcoa.org](http://anchorspointcoa.org)

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