



## Minutes – 2018 APCOA Annual Meeting

### Meeting Summary:

Date/Time: November 3, 2018 4:00pm  
Location: Hillbilly Bowl – RT's – Ozark Room  
Attendance: 29 Unit Owners Present  
16 Proxy Votes  
45 of 67 Unit Owners Represented  
Quorum: 67.16% of Unit Owners Does Meet Quorum Requirements  
Refreshments: Provided by RT's Restaurant  
Published: AnchorsPointCOA.org  
Pre-Meeting Packet, Presentation Slides, Meeting Minutes  
Siding & Railing Project Documents

### Agenda Items

#### Call To Order:

Meeting Called To Order on Saturday; November 3, 2018 at 4:00pm

#### Introductions:

##### Board of Managers:

Joe Golding	Serving Through November 2020
Don Gish	Acting Manager – Ending Term
Ray Loehr	Acting Manager
Jim Heimann	Beginning Term Through November 2021

## **2018 - Year In Review:**

**Dumpster Enclosure** – The association added a dumpster enclosure capable of containing 2 dumpsters. The enclosure provides easy and safer access for the trash trucks and provides a more attractive area.

**Rebuilt Lakeside Decks at 460, 462, and 464** – These unit decks were becoming unsafe and in desperate need of repair. Instead of just fixing the problem the board sought a more permanent solution. In addition to replacing support beams, the decks were sided to cover all exposed wood and a black metal railing was installed. This combination should be very low maintenance while maintaining its color. This was a prototype for the Siding and Railing Project.

**Light Installed** - At an owner's suggestion, a light was installed on the exterior stairs between 490 and 496. Lighting this area significantly improved the safety in navigating those stairs at night.

### **KI/TRR Lawsuit:**

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 \$8,934.50
- Injunction To Prevent Deliberate Shut Off Of Service

Current Status of Lawsuit:

The Court has accepted the lawsuit and has order Mediation which is scheduled for November 8, 2018. Should the Mediation be unsuccessful the next step may be Arbitration. If there is no resolution, the Court will hear the case in March 2019.

**Financial Overview 2018** - 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.

The association maintained a positive Cash Flow for the entire year, thus no monies were ever transferred from Reserves to pay obligations.

At the end of 2017 the Operational Checking Balance to start 2018 year was \$9,954.78

**Reserve Fund Balances:**

Operational Reserve	\$10,621.93
Savings Reserve	<u>\$29,909.62</u>
Total Reserves	\$40,531.55

The Board projects an increase in the Savings Reserve by \$5 000.00 at the end of year.

**2019 – Financial Outlook**

2019 Unit Maintenance Fees will remain the same as 2018.

This is the 4<sup>th</sup> year with no rate increase.

Unit Type	Quarterly Increase	2018 Annual Maintenance Fees	2019 Annual Maintenance Fees
One Bedroom	\$0.00	\$2,000	\$2,000
Two Bedroom	\$0.00	\$2,200	\$2,200

**Financial - Budget 2019:**

<b>Category</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2019 % Change</b>	<b>2019 Average Unit Cost</b>
<b>Revenue</b>				
Condo Fees	\$146,800	\$146,800	0.00%	\$ 2,191.05
<b>Expenses</b>				
Business	\$ 2,210	\$ 2,210	0.00%	\$ 32.99
Utilities	43,350	42,050	-2.99%	627.91
Insurance	27,700	29,000	4.69%	432.83
Maintenance	29,000	26,000	-10.3%	388.06
Amenities	40,540	40,240	-0.74%	600.60
Professional	5,350	5,350	0.00%	79.84
Reserves	7,000	7,000	0.00%	104.48
<b>Summary</b>	<b>\$155,150</b>	<b>\$151,850</b>		<b>\$2,226.41</b>

**APCOA Projects 2019**

**Lakeside Siding and Railing Proposal:**

**The Problem**

- Lakeside exteriors are deteriorating
- Water seepage has caused swelling to the exterior panels and damage inside units
- Wood exposures allow squirrels, raccoons, wasps access
- Discoloration has altered exterior color and uniformity
- Repairs do not fix the fundamental problems

**The Solution:**

- Inspect & Repair Damaged Areas
- Replace Insulation & Replace Panel As Necessary
- Cover All Exposed Headers & Rim Boards
- Cover Entire Wall With Water Barrier Material
- Cover Water Barrier With Heavy Duty Vinyl Siding
- Because Existing Rail Spindles Cannot Be Nailed Into Vinyl
- Replace Existing Wooden Railings
- Install Metal Rail System With Drink Top
- Benefits
- Greatly Reduce Maintenance Costs
- Greatly Increase Uniformity In Color & Style

**The Investment:**

- Project Costs
- Tri-Lakes Bid Proposal \$151,600
- Painting Support Beams
- Overage Due To Damage 20%
- Estimated Total Costs \$181,920
- Special Assessment
- At \$3,000 / Unit \$201,000
- Allows For 10% Buffer
- Early Invoices & Early Payments Allow Early Start Date  
With May 2019 Completion
- Cash Flow
- Start 50% Down - \$75,800 – 26 Units Paid In Full
- Balance Upon Completion

An open discussion concerning the project in which many topics were discussed. Construction materials were distributed and the rationale for using vinyl siding was discussed. The timeframe of getting the project started quickly is to have the work completed in May 2019.

Changing the exterior trim color was also discussed, but deemed not possible since the deck interiors would no longer match the exteriors.

The board feels confident that Tri-Lakes Exteriors has the capability and capacity to perform the work. Having talked to Mike Keys, owner of Tri-Lakes Exteriors and seeing the detail he has provided in the responses to our questions, the board feels that Tri-Lakes Exteriors will successfully perform the work with a high degree of workmanship and in a timely manner.

**Motions to Approve and Implement The Siding & Railing Project:**

**A motion was made:** To Approve the Siding and Railing Proposal as proposed by the Board and the Special Assessment of \$3,000.00 per unit to fund the project.

**Vote of the Membership:**

In Favor Of The Motion To Approve: 42 Unit Owners

Against The Motion to Approve: 3 Unit Owners

**The Motion to Accept the proposal is Approved**

**A motion was made:** to authorize the Board to implement the Siding and Railing Project as proposed; including, but not limited to:

- Sign Contracts
- Invoice Special Assessment of \$3,000 to Owners of Record
- Add Service Charge of \$50 per Quarter beginning January 1, 2019 and each quarter thereafter, for any unpaid balance due for the Special Assessment.
- To borrow Short Term money only if necessary to do so.
- Retain and Transfer any Surplus monies for Long Term Reserves for future capital expenditures
- Invoice additional monies to unit owners should the project plus overages exceed \$201,000.

**Vote of the Membership:**

In Favor Of The Motion To Implement: 42 Unit Owners

Against The Motion to Implement: 2 Unit Owners

**The Motion to Implement the proposal is Approved**

Jim Heimann had worked throughout the summer to assist the board with this proposal. The board thanks Jim for his willingness to contribute to the improvement of Anchor's Point.

**Parking:**

Parking continues to be a problem at Anchor’s Point. Of major concern is the parking and/or storage of boat trailers on the parking lot consuming multiple spaces. Although signage has been placed on the lot and stressing to the major management agency that renters must find trailer parking off the Anchor’s Point lot have helped, the parking problem still exists.

The discussion consisted of placing a notice on vehicles with trailers, towing vehicles, or booting trailers. Included in the discussion was the liability of the association that might be involved in the execution of any of these actions.

A motion was made and second as follows: The board is instructed to take all necessary actions to tow trailers parked on the APCOA parking lot on Fridays, Saturdays, Sundays, and holidays in the summer.

**Vote of the Membership:**

In Favor Of The Motion To Approve: 34 Unit Owners

Against The Motion to Approve: 4 Unit Owners

**The Motion to Accept the proposal is Approved**

**MediaCom Service Update:**

Owners needing to contact MediaCom for cable television or Internet service have often experienced difficulty in having MediaCom identify exactly where they were located and even if they had a contract for the services received by MediaCom.

In response, the board has worked with MediaCom to provide each unit a specific Anchor’s Point unit account number. This 8383 Account number will allow the MediaCom Support Team to immediately identify where you are located and the level of service being provided.

How To Get Your Specific MediaCom Unit Account Number And Modem Number:

- APCOA Website / Services Page
- Click Unit Account List
- Find Your Unit And Record Your Account & Modem Number
- Keep Them For That Service Call

Please look up and write down your Unit Account Number and Modem Number and have them available before you need to call MediaCom Support.

**No Pets Allowed:**

These Signs At Posted All Over The KI/TRR Complex  
Anchor’s Point Is A Community Of Owners And  
Our By-Laws Allow Pets. So.....

- Please Keep Your Pet On Anchor’s Point Property
- Please Keep Your Pet Leashed
- Please Clean Up After Your Pet

**Keep Anchor’s Point Pet Friendly**

**Owner Concerns:**

A discussion was held concerning several issues owners have brought to the board’s attention.

- Smelly Water
- Dryer Lint
- Water Damage, Prevention, & Insurance

A summary of each of these topics is at the end of the minutes.

**Board of Managers**

The Board received only two Applications For Manager. Mr. Jim Heimann applied for the three year position and was accepted to serve through November 2021. Mr. Ray Loehr applied for the one year position, which was a vacant position, and was accepted to serve through November 2019.

Don Gish was presented a Certificate of Appreciation for his six years as a Board Manager at Anchor’s Point.

**Board of Managers 2019:**

Jim Heimann	Serving Through November 2021
Joe Golding	Serving Through November 2020
Ray Loehr	Serving Through November 2019

**Additional Comments and Questions:**

**Adjournment**

Meeting was adjourned at 6:40pm.



## Smelly Water:

There was much discussion of smelly water at the meeting. Here is the theory of what's going on.

- We have lots of gripes against TRR (from whom we buy water), but we don't really believe that there is a quality problem with the water coming from the TRR well.
- The smelly water is almost always only hot water; seldom, if ever, cold water.
- The "rotten egg" smell of the water is consistent with certain water chemistry reacting to the anodes in your hot water heater.
- Evidently, certain water chemistry (which changes from time to time as it is pumped from the ground) reacts with the anodes and creates the smell.
- By running hot water for a long period of time (for example, running the hot water in the bathtub and just letting it drain out), the bad water will be eliminated from the hot water heater. Shut off the hot water heater (the breaker in the electrical box) before doing this, or you will simply be heating water that is going down the drain.
- However, even if you drain all the hot water in the heater and it refills with fresh water, the bacteria on the anodes remains and will continue to create smelly water. Generally, you won't notice this as long as you continue to use plenty of hot water because the bacteria won't grow fast enough to make all the water in the tank smelly. But go away for a couple of weeks and when you return, you will probably once again have smelly water.

So, what is a better solution? Here is what we've experimented with and it works more or less permanently (at least for several months):

- First, when you leave your condo for longer than a couple of days, turn off the water supply valve into your condo (in the furnace room). Also, turn off your hot water heater (the breaker in the electrical box). The bacteria don't grow as fast in cold water.
- If you don't already have a water filter after the shut off valve in your furnace room, have one installed (Kimberling City Plumbing can do this). You can opt for various types of filter media. I recommend a carbon filter. Replace these filters once a year, or more often if the condo is used regularly). Make sure that when the filter is installed, there is a ball shut-off valve on each side of the filter (so the filter can be isolated for filter replacement (and for our secret next step)).
- If you discover smelly hot water:
  - Turn off both ball shut-off valves.
  - Remove the filter canister.
  - Discard the water in the filter canister by pouring it down the kitchen sink drain.
  - Pour a pint or so of hydrogen peroxide (the stuff in the brown bottle that is found in the antiseptic section of your favorite store) into the canister (leaving the filter unchanged, unless it is time to replace the filter anyway).
  - Reinstall the canister tightly, with the hydrogen peroxide in the canister.
  - Turn on both ball valves
  - Run the HOT water in your kitchen sink for 10 seconds or so (just enough time to get all the hydrogen peroxide out of the filter canister and into the hot water heater).
  - Let sit for about an hour.
  - Turn the hot water heater back on (the breaker in the electrical cabinet).
  - Use hot water as usual...we suggest not drinking hot water or cooking with it until all the hydrogen peroxide is out of the system, which may require a couple of showers.
  - This process will solve your smelly water problem for several months. If the smell persists, it is probably time to replace your hot water heater.

## **Dryer Lint**

The dryers in our condos do a really poor job of filtering lint. So even if you clean the lint filter in the dryer before every use, there is a tremendous amount of lint that is bypassing the lint filter and being blown down the dryer vent. That creates a problem that will eventually ensure very poor dryer performance (and, perhaps, create a fire hazard). The problem is that the lint gets stuck on the outside filter and will back up into the dryer vent pipe.

Over a period of time at Anchor's Point, birds have created serious problems by entering the dryer vent pipes and building nests, completely plugging the dryer vents. To combat this problem, maintenance created external filters from 1/2" hardware cloth (wire with 1/2" squares). It is critically important that these filters remain in place to ensure that birds don't build nests in your dryer vent. HOWEVER, the filters trap a tremendous amount of dryer lint, and it backs up into your dryer vent. These filters and dryer vents need to be cleaned regularly.

Your external dryer vent will be above and to the right or left of your front door, or will be one flight down above (and to the right or left) of your downstairs neighbor's door. Take a look, and you will probably be shocked at how much lint is backed up into your dryer vent.

Get a ladder to access the vent. Use care in removing the wire hardware cloth (sharp points!). Clean out the lint. We recommend a power brush vent cleaner that works on the end of a power drill. These are available at the hardware store. Note that this is a very dirty job with old lint flying in all directions.

Once you think you have the lint out, turn on the dryer (cool temperature). Make sure you close your front door before you do this, because a tremendous amount of lint (enough to fill a 5 gallon bucket!) will come blasting out of the vent. You don't want to be standing there!

Clean up the lint mess and dust. Reinstall the hardware cloth to keep the birds out.

We find we need to go through this procedure about every 4<sup>th</sup> visit to the condo. It is amazing how much lint builds up. Also, don't forget to clean out your dryer vents at home too!

## **Water Leaks, Insurance, and Preventative Maintenance**

Several condos over that past two years have experienced severe damage from water leaks coming from their condo neighbors upstairs. At least three condos have had to be completely gutted (down to the studs!) because of these leaks from above.

We fear that this problem will become worse as plumbing ages. Of special concern are the jetted tubs, each with several feet of plastic piping from the pumps to the jets. Leaks in one of these tubs cost a downstairs neighbor over \$15,000 in repairs.

What to do:

- First, be a good neighbor and at the same time save yourself some money: When you leave your condo for more than a day or so, turn off the water supply to the condo (a valve in the furnace room) and turn off the hot water heater (why pay to heat water no one will use?). To turn off the hot water heater, flip the breaker in the electrical box.
- Check your own insurance. Even though the bylaws require your neighbors to have insurance, it is always possible that it has lapsed or isn't adequate. Or it is also possible that your neighbor simply refused to get insurance in spite of the requirement. So, you may have to count on your own insurance.
- Many insurance agents use the same metaphor to tell you how to buy condo insurance. They state that the association insurance will provide for the structure and that your condo insurance is just to protect and replace "all the stuff that would fall out if you removed the ceiling and tipped the condo upside down." THIS AMOUNT OF INSURANCE IS INADEQUATE. See your insurance agent to ensure that your insurance will cover a water leak from a neighbor. You may have to remove and discard drywall, insulation, carpets, cabinets, furniture, and even appliances. Then reinstall all of those things. This expense can run into the tens of thousands of dollars. ARE YOU UNDERINSURED?