



- 2018 – Year In Review
- Dumpster Enclosure
 - Fixed Enclosure: Dumpsters Stay In Same Location
 - Easy In – Easy Out Location: Safer Access
 - Recovered Safe Parking Spaces
 - Rebuilt Lakeside Decks, 460, 462, 464
 - Developed Concept For Siding & Railing Project
 - Reduce Maintenance Cost
 - Install Color Fast Materials
 - Reduce Wasps, Squirrel & Raccoon Intrusions
 - Beautify Exterior Appearance
 - Replaced Support Beams
 - Sided Exposed Lakeside Wood
 - Installed Metal Rail System With Drink Top
 - Light Installed
 - Stairs Between 490-496







KI/TRR Lawsuit

- This Lawsuit Has Been Coming Since November 2013
- APCOA Recognizes The Need To Support Shared Infrastructure Expenses (Water, Roads, Sewer)
- Various Board & Board Members Have Tried To Negotiate Fair Defined Written Agreements With KI/TRR
- APCOA May 2014 Proposal Recognizes Payments For Water Operation and Reserves For Water & Roads
 - KI/TRR Did Not Approve Or Recommend Changes
 - See Owners Update - June 16, 2014
- Reserve Contributions Paid By All Entities
- Reserves Designated For Infrastructure Repair / Replacement
 - Water Supply Line Leaks Would Have Be Covered By Reserve Fund
 - Over \$32,000 Reserve Funds Should Have Been Available
 - APCOA Did Invoice The Reserve Fund For Reimbursement - Not Paid Or Acknowledged
- Water Leaks Demonstrated Need For Detailed Agreements

KI/TRR Lawsuit - Continued

- **Goals Of Suit:**
 - Written Agreement For Water Costs , Responsibilities, Reserves
 - Written Agreement For Road Costs, Responsibilities, Reserves
 - Written Agreement For Sewer Charges From Kimberling City
 - Verbal Agreement Of 40% APCOA / 60% KI/TRR Based On Number Units
 - Reimbursement For Water Leak Costs \$14,819
 - Injunction To Prevent Deliberate Disruption Of Services
- **Status:**
 - Court Has Accepted The Lawsuit
 - KI/TRR Requested Change Of Venue
 - Accepted - Case Moved From Stone County To Lawrence County
 - Court Ordered Mediation
 - Mediation Date Set: November 8, 2018
 - If Mediation Unsuccessful
 - Arbitration or
 - Court Hearing Set For March 2019

2018 – Year In Review

- **Financial Overview:**
 - Revenue Remains On Budget – Receivables Low
 - Most Expenses Matching 2018 Budget Projections
 - Positive Cash Flow – No End of Quarter Transfers
 - Maintenance Expenses Exceed Budget
 - 2018 Maintenance Expense Doubled Budget
 - Exterior Decks & Repairs
 - End Of Year 2017
 - Operation Checking Balance \$9,954.78

Current Reserve Funds

Reserve Account	Balance 31-Oct-2018
Operational Reserves	\$10,621.93
Savings Reserve	<u>\$29,909.62</u>
Total Reserves	\$40,531.55

Operational Account	Balance End Of Oct-2018 Expenses
Operational Check Balance	\$28,171.58

Reserve Account	Anticipated 31-Dec-2018
Operational Reserves	\$10,621.93
Savings Reserve (Add \$5,000)	<u>\$34,909.62</u>
Projected EOY Reserves	\$45,531.55
Percent of Reserves Vs. Budget	30.0%

2019 Budget Summary

Category	2018 Budget	2019 Budget	2019 % Chg	2019 Unit Cost (Avg)
Revenue				
Maintenance Fees	\$146,800	\$146,800	0.00%	\$2,191.05
Expenses				
Business	\$ 2,210	\$ 2,210	0.00%	\$ 32.99
Utility Services	43,350	42,050	-2.99%	627.61
Insurance	27,700	29,000	4.69%	432.83
Maintenance	29,000	26,000	-10.34%	388.06
Amenities	40,540	40,240	-0.74%	600.60
Professional Svcs	5,350	5,350	0.00%	79.84
Reserves	7,000	7,000	0.00%	104.48
Summary	\$155,150	\$151,850		\$2,266.41

2019 - Financials

- 2019 Budget
 - Budget Revenues Remain Stable - Low Receivables
 - Budget Expenditures Remain Fairly Stable
 - Repair / Maintenance Expenses Continue To Increase
 - Increases In Common Ground (Structures) Insurance & Cable Television
 - Reserve Increase Budgeted At \$7,000 For 2018
- 2019 Maintenance Fees
 - No Rate Change (4th Year - 2016-2017-2018-2019)

Unit Type	Quarterly Increase	2017 Annual	2018 Annual
One Bedroom	\$ 0	\$2,000	\$2,000
Two Bedroom	\$ 0	\$2,200	\$2,200

2018 Plans

- Lakeside Siding & Railing Proposal
 - The Problem
 - Lakeside Exteriors Are Deteriorating
 - Water Seeping Has Caused Swelling & Damage In Units
 - Wood Exposures Allow Squirrels, Raccoons, Wasps Access
 - Discoloration Has Altered Exterior Color & Uniformity
 - Repairs Do Not Fix The Fundamental Problems











2018 Plans

- Lakeside Siding & Railing Proposal
 - 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

2018 Plans

- Lakeside Siding & Railing Proposal
 - The Additional & Necessary Tasks
 - End Decks At 462, 464, 486, & 488
 - Housekeeping Hut
 - Expansion Of Gutter Downspouts
 - Inspection Of Gutters & Gutter Flashing
 - Construction Timing
 - Want To Complete Before 2019 Season (May 2019)
 - Estimated 4 Months Work (Depending On Weather)
 - Work Starting At 532 Through 400

2018 Plans

- Lakeside Siding & Railing Proposal
 - 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

2018 Plans

Proposed Motions For Siding Project and Special Assessment:

- I move 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.
- I move 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.

MediaCom Service Update

- New MediaCom Customer Procedural Information
 - MediaCom Has Assigned Unit Account Numbers To More Rapidly Identify Where You Are And Devices You Have
 - Will Greatly Improve Service Response Times
- 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

Pet Management

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

Smelly Water



Smelly Water



Smelly Water



Dryer Vents



Insurance



APCOA Board of Managers 2018

- Jim Heimann
 - First 3 Year Term As Board Manager
- Joe Golding
 - Continues: 2 Year Of 3 Year Term
- Ray Loehr
 - Continues: Last Year of 1 Year Term
- Don Gish
 - Retires From APCOA Board of Managers
 - Served On The Initial Board APCOA Board 2010
 - Served During Tornado Recovery
 - Served APCOA For 6 Years

Don – Thanks For Your Years Of Service To The APCOA

Comments & Questions





**Anchor's Point Condominium
Owners Association**
**Thank You
For Attending**
Next Year: Saturday; November 2, 2019
