



April 2019 Newsletter

Lakeside Pool Schedule for 2019:

Pool Opening;	Friday; May 10
Owners Pool Party;	Saturday; September 7 (If Postponed; Saturday; September 14)
Pool Closing;	Sunday; September 15
Pool Hours:	10:00am - 10:00pm
Quiet Time:	10:00pm - 7:00am

From 10 p.m. to 7 a.m. is quiet time. Loud parties or disturbances during quiet time will result in action by the Kimberling City Police. Additionally, the Board will pursue all appropriate action against owners who permit loud parties during quiet time or aggressive behavior at any time.

The Board is pleased that the same pool management company has agreed to continue to serve Anchor's Point again this year. Their duties are to maintain the pool, pool deck and furniture, and bathroom on a daily basis. As always, please keep us informed of the daily conditions of the pool, pool deck, and bathroom.

Lawsuit Update:

As most of you are aware, after Frank J. Steed purchased the resort, he denied Anchor's Point owners access to amenities that have historically always been included in ownership, such as access to the boat dock, access to the indoor swimming pool and access to a lot for parking trailers. In addition, he has also threatened to block road access and to turn off water to Anchor's Point condominiums.

For five years, several different Board members have met with Steed to try to find a mutually acceptable solution to the dispute. Additionally, the Board has consulted with several attorneys and eventually concluded that litigation was necessary to finally determine and enforce the rights of the Anchor's Point owners. The lawsuit against Steed's companies was filed in 2017 and remains ongoing.

Litigation is not inexpensive; however, the Board is committed to protecting and enhancing the owners' investments in Anchor's Point. We cannot simply sit by and allow Steed to threaten to shut down our only source of water or limit our road access, or demand exorbitant amounts for the same. We must continue to pursue a fair and equitable resolution with Steed's companies to ensure ongoing access to water and roads for the Anchor's Point owners.

The Board has been able to operate the association and pursue this litigation with no increase in Quarterly Maintenance Fees for four years. However, please be aware that the Board will likely need to increase those fees sometime in the future to cover those additional costs of pursuing a resolution of these matters as well as other service increases.

Construction Update: Lakeside Front of Anchor's Point

If you haven't yet seen the portions of the project that are completed, please find a time to do so. The siding looks great and the deck railings and drink caps are beautiful. The contractor has completed lakeside of the Cove Building and is doing a fabulous job.... If you see any of the construction workers, tell them how pleased you are with the job they are doing.

The project has not been without significant troubles. In January, Steed personally blocked construction access to our lakeside front by blocking the road to the docks. The Board is investigating all available options regarding access.

Steed's actions have added additional time and cost to the project, but in spite of the difficulty imposed on the contractor by Steed's actions, construction is progressing and the result looks great! Again, if you see the construction people, thank them for a great job under difficult circumstances.

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:

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