



January 2021 Newsletter

2020 Annual Anchor's Point Membership Meeting:

The Anchor's Point Annual Membership Meeting was held on October 3rd at the United Methodist Church in Kimberling City. Thanks to the owners in attendance and to those submitting proxy forms, 36 of our 67 units were represented.

The Pre-Meeting Packet, Presentation Slides, and Meeting Minutes are posted on the APCOA Website. If you do not have access to the website or wish to receive a printed copy of the minutes, you may contact us and we will provide them to you.

2020 Annual Meeting Highlights:

- Overview of 2020 Financial Information
 - Budget on target, Legal expenses continue to impact expenses
- 2021 Maintenance Fees:
 - There will be an increase to the 2021 Maintenance Fees
 - All units will be assessed equally based on equal cost of services provided
 - Each Unit \$1,000 / Quarter Totaling: \$4,000 Annually
- Update of the Lawsuit:
 - Still no agreement with Table Rock Resort
 - Board still has action pending at the Public Service Commission
 - Board is investigating the construction of our own well
- The Board is working with an engineering firm concerning Flood Plain Determination
- The Board is working with Corps of Engineers for Vegetation Permit (Grass Cutting)
- Joe Golding submitted the only Manager Application
 - The 2021 Board will now consist of:
 - Joe Golding Manager Through October 2023
 - Jim Heimann Manager through October 2021
 - Ray Loehr Will Continue To Serve As Acting Manager

Next Year's Annual Meeting will be on Saturday; October 2, 2021.

Mowing Lakeside Grass:

As previously reported, the Corps of Engineers has approved the revisions to the Table Rock Lake Shoreline Management Plan. With these changes, the Board submitted an application and has now obtained a Vegetation Permit which allows the association to once again cut the grass.

The board has already contracted to cut the high grasses and eliminate much of the young growth of bushes and trees as permitted during the CoE Ranger walkthrough.

After 2 years of high grasses, we can now look forward to mowed lakeside area.

Well Progress:

As you know the APCOA has been in conflict with Table Rock Resort over water an equitable water agreement which would ensure water easement that runs with every owner's deed.

As the board announced at the Owners' Meeting, no agreement has been made and it is becoming increasing clear to investigate drilling our own well. We cannot simply drill a well; specific approvals must be obtained prior to drilling.

Kimberling City has agreed to allow us to drill a well and operate a water system. We are also working with a consulting engineer to develop an application for the Missouri Department of Natural Resources. This application is a detailed proposal of the well, a 20,000 gallon storage tank, and the plant and operation of the water system which would be located at the end of the Bridge View building next to the exit road from Anchor's Point. The lengthily proposal has been submitted to DNR, however, obtaining approval may be difficult, but we would expect an answer in January 2021.

If approved the drilling and water system will be an important investment in the future value of your condominium because it will guarantee water. This will be an expensive investment, but it must also be weighed against ongoing litigation, high maintenance fees, and living under continuing threats of having the water shut off.

If DNR approves our proposal, the board will call a Special Owner Meeting to vote on a special assessment to finance the well project. The special assessment would be handled similarly to the 2018 Siding & Railing Project.

Currently we estimate the assessment will be something less than \$5,000. If DNR approves the proposal, the board will be prepared to present all information concerning the project and including financing options at the Special Owner Meeting.

The Board is committed to continue to protect your investment interests at Anchor's Point.

Winter Preparation:

Ice melt has been placed near the exposed walk ways for owner & guest use. In case of snow or ice, it may be easier to exit the parking lot by taking the road north past the boat dock area and avoiding the steeper one lane exit route on the south.

Contact Information:

All correspondence to the Board of Managers or any APCOA business should be directed to:

Board of Mangers:

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