



## **Owners Update - December 17, 2020**

Let's take a moment to reflect on Good News for Anchor's Point in 2020.

### **Vegetation Permit: We Got It!**

For the past two years the Corp of Engineers has not allowed us to cut grass on the lakeside corps property. During this time the Board has worked to develop a relationship with rangers as we were forced to wait for the corp to update and revise their Shoreline Management Plan for Table Rock Lake.

As soon as the Corps of Engineers approved the revised Shoreline Management Plan, the Board submitted an application for a Vegetation Permit which would allow the association to cut the lakeside grass.

On December 1st, CoE Ranger Jeremy came to Anchor's Point and did a walk-through with Board member Jim Heimann to let us know what could and could not be cut. After the walk-through the association was issued the five-year Vegetation Permit.

The Board has already contracted to cut the tall grasses and small bushes and trees that have sprouted up over the last two years.

The Vegetation Permit allows us to cut and maintain the area, but there are restrictions to the use of this land. As we have been talking about over the past years, you cannot drive vehicles on the CoE property. You still cannot drive vehicles on CoE property. We now have our Vegetation Permit and we don't want to do anything to lose it!

### **More Good News!**

As you know, APCOA has been in conflict with Kimberling Inn/Table Rock Resort ever since 2014 when the property was purchased by Jay Steed. Many owners are aware that your Board has tried numerous times for an equitable settlement and an agreement to purchase water and ensure an ongoing guarantee for water that runs with every owners' deed. Additionally, the Board has been forced into litigation that is continuing and expensive.

As the Board announced at the Annual Owners' Meeting in October, it has become increasingly clear that the only viable solution is for APCOA to drill its own well and

operate its own water system. However, one can't just drill a well; instead one must apply to the City and to the Missouri Department of Natural Resources (DNR). The good news is that the City has approved our application and the application has been submitted to the DNR.

The DNR application procedure is arduous. The application prepared by the Board and our consulting engineering firm runs over 105 pages plus mechanical drawings and includes financial information, operating capabilities, and engineering design. Frankly, we expect that working the application through the DNR system may be difficult, but we are hopeful that within six weeks or so we may get approval and begin drilling.

Drilling the well and building the water system is an important investment in the future value of your condominium that we have come to believe is unavoidable. The alternative is ongoing expensive litigation and high maintenance fees.

If we obtain approval from the DNR, the Board will immediately call a special owners' meeting to vote on a special assessment to finance the construction of the water system. This special assessment will operate very similarly to the assessment in 2018 that paid for the lakeside siding, deck rails, and other lakeside improvements. As we did for the lakeside project, the Board will lay out all the information including financing options at the special owners' meeting.

Of course, all that depends on us obtaining approval to drill our own well and operate our own water system. We are keeping our fingers crossed! Please keep your fingers crossed too, as the alternatives are very unattractive.

### **New Parking Lot Lights:**

The building-mounted Parking Lot lights were replaced in the spring because the old lights were both dull and unreliable. The LED replacement lights are much brighter and more energy efficient. The result is much greater visibility on the parking lot and peripheral areas.

### **Common Ground Maintenance:**

Tri-Lakes Exteriors has done a great job caring for the Common Grounds in the complex after Steve Branstetter retired. As you may know, Tri-Lakes is the same company that did such a great job on the Siding & Railing Project.

### **Lakeside Pool:**

We had a great year at the pool, beginning the season with draining the pool and acid washing it. This year Ashley Services did a good job of managing and maintaining the pool. A new filter was installed at the end of the season.

At the request of owners, the Lakeside Pool season was extended by 2 weeks.

The current Lakeside Pool schedule is:

Lakeside Pool Opening: Friday before Mother's Day in May

Lakeside Pool Closing: Third Sunday after Labor Day in September

### **Power Washing Retaining Walls:**

We contracted with a company to power wash the concrete retaining walls outside the front doors of many ground floor units. The power washing was very effective and made a huge difference in the appearance of those areas.

### **Water Leaks Repaired:**

Once again there were a couple of significant water leaks in the supply system that needed repair. Fortunately, the leaks were limited to gate valves we could replace with ball valves so we didn't have to dig up any of the parking lot as we have had to in the past. There are very few gate valves left in the project so there is light at the end of the tunnel. Working with our partner Kimberling City Plumbing we were able to complete these repairs with only a few hours of shut-off time.

This was a reminder to all owners to follow best practices and shut off your water supply valve in your unit and flip off the hot water heater breaker when you leave your unit for several days or more.

Additionally, we were able to work with Steve Branstetter to create a map of the layout of water and sewer lines through Anchor's Point. This is important for future maintenance work and we thank Steve for sharing his many years of experiences at Anchor's Point.

### **Dumpster Corral Enhancement:**

There had been some damage done to the dumpster corral just through the trash trucks picking up the dumpsters and doing their job. The damage has been to the rear fence by being pushed by the dumpster. The damage was repaired by and at the expense of our trash vendor, Republic Services.

To help prevent further damage, we worked with Republic and installed a metal Stop Rail to keep the dumpsters from being pushed further than the Stop Rail.

And again, we must call on all owners not to dump large boxes, furniture, or construction debris into the dumpsters and do not leave items outside the dumpster thinking someone else might use it. Leaving stuff outside the dumpster creates an unsightly mess, but it also attracts rodents that are decidedly not friendly.

In summary, we've had a good year at Anchor's Point and we are optimistic for the future. Property values have increased dramatically over the past couple of years and the Board remains committed to protecting and enhancing the value of your investment at Anchor's Point.

Merry Christmas and Happy New Year to all!

Your APCOA Board

Joe Golding  
Jim Heimann  
Ray Loehr