



## July 2021 Newsletter

### Annual Anchor's Point Membership Meeting:

The Annual Membership meeting is scheduled for:

**Saturday;      October, 2, 2021 at 4:00pm.**

**Location:       Kimberling City United Methodist Church  
57 Kimberling Blvd. (Next to Rapid Roberts)  
Kimberling City, MO 65686**

Hope to see you there !!!

Can't attend, Submit an APCOA Proxy Form and Get Represented!!!

### Proxy Form May Be Obtained By Request:

An APCOA Proxy Form with submission instructions is available for downloading from the APCOA website or may be requested by mail or e-mail. We encourage you to be at the meeting and to be involved. If you cannot attend, please Obtain, Complete, and Submit a Proxy Form.

Proxy Forms submitted for last year's meeting are expired and no longer valid. Remember, you may delegate anyone who is willing to attend the meeting or any of the Board Managers to represent you.

### Board of Managers Election:

According to the APCOA by-laws, there are three members serving on the APCOA Board of Managers and one manager is elected each year for a 3 year term. There are currently 2 Manager positions available. Jim Heimann's term expires in 2021 and Ray Loehr is currently an Acting Manager. Any eligible owner may submit a Candidate Application. Each Candidate Application will be copied and distributed to the membership and each owner is allowed one vote for each unit owned.

The election schedule is:

- Board of Manager Candidate Applications is available for downloading on the APCOA website or may be requested from the association at any time.
- Manager Applications must be submitted by candidates on or before August 1, 2021.
- Each candidate application, a ballot, and a return envelop will be mailed to each owner for each unit with the Pre-Meeting Packet prior to the Annual Owners Meeting.
- Ballots must be received prior to the start of the Annual Meeting on October 2, 2021.
- Election results will be announced at the Annual Meeting on October 2<sup>nd</sup>.
- The elected candidate will assume the office at the end of the Annual APCOA Meeting.

### Litigation Update

The owner of Table Rock Resorts can no longer threaten to shut off our water because we invested in our own water supply system. However, don't believe that he is finished hassling APCOA and its owners. The Board has received a letter from his attorney stating that he claims APCOA owes him over \$260, 000. The Board knows this claim has no merit whatsoever; however, the Board will continue to battle to protect your investment in your property.

## Dumpster Reminder:



## Be a Responsible Dumpster User:

- Dumpster Is For Household Trash Only
- Obey the Sign – It's the Rules
- Tell Your Guest & Contractors
- Toss Bags To Rear of Container
- If Dumpster Full, Give Your Bag A Push Down
- Keep the Dumpster Corral Clear and Clean
- If You See An Open Lid – Please Close It
- Report Unauthorized Dumpers

Scheduled Pick-Up days are Monday and Thursday.  
On holidays, pick up is 1 day later.

The July 4<sup>th</sup> Holiday be taken on Monday the 5<sup>th</sup>  
and pick up will be Tuesday & Friday.

## Cameras:

Most owners are aware that the Dumpster and Parking Lot are continuing problems that need to be addressed. We have recently met with the Kimberling City Police to see what steps might be taken to address unauthorized dumping in our dumpsters and trailer parking in our parking lot.

The KC Police suggest that they want to cooperate and make the city a better place and there are things the association needs to do to assist them. That assistance comes in the form of parking lot cameras and proper informative signage with one of the focus points on the dumpsters.

The Board is currently investigating the options and cost of placing cameras on the parking lot and Lakeside Pool area. The Board is also sensitive to privacy issues of owners and guests. Any camera system would be set so that no camera view would include any unit deck.

As we study the system(s), we welcome your comments and concerns.

## Anchor's Point Water System:

Our water system has been fully operational since May 4<sup>th</sup> and the system has performed as expected. However, with the startup of a new water system, one can expect some VERY FINE rock particles from the drilling process (similar to sawdust if sawing wood). There is no danger from the particles but over time they will clog up your filter and faucet aerators. We recommend that you change your filter if you haven't already. Depending on water usage, you may need to change it again in another month.

Additionally, you may see some spurts of brown water. That's to be expected for a time. Here's why: We now run the water to your unit at 1.2 ppm of chlorine, but in order to ensure sanitization of the new system, we started up at 2.5 ppm (some of you may have noticed a strong chlorine smell for the first couple of weeks). We now know that the heavier chlorine concentration actually "broke loose" some sediment in the 28-year-old pipes in the complex. Some of that old stuff is finding its way to your filter and clogging it earlier than usual, and some of the really fine particles may create a brown tint to your water. Of course, we sample regularly and there are no dangerous bacteria in the water. Additionally, the chlorine concentration is sampled every 30 seconds and adjusted automatically.

The water system compliance notice required by the DNR is on the APCOA website under the "Services" tab.

## Contact Information:

We welcome your ideas, suggestions, and comments about what you would like to see in the Quarterly Newsletter or on our website.

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

### Board of Mangers:

E-Mail: [APCOAboard@anchorspointcoa.org](mailto:APCOAboard@anchorspointcoa.org)

By Mail: APCOA  
P.O. Box 843  
Kimberling City, MO 65686

Website: [anchorspointcoa.org](http://anchorspointcoa.org)

Jim Heimann  
Joe Golding  
Ray Loehr