



January 2022 Newsletter

2021 Annual Anchor's Point Membership Meeting:

The Anchor's Point Annual Membership Meeting was held on October 2nd at the United Methodist Church in Kimberling City. Thanks to the owners in attendance, remotely via Zoom, and to those submitting proxy forms, 34 of our 67 units were represented.

2021 Annual Meeting Highlights:

- Overview of 2021 Financial Information
 - Budget on target, Legal expenses continue to impact expenses
 - Well and Water System installed and operational on May 4, 2021
 - Project completed on time and within budget
- 2022 Maintenance Fees:
 - There will be no increase to the 2022 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:
 - With our own Water System, Anchor's Point has dropped all actions against Table Rock Resort
 - Countersuit against Anchor's Point is still pending
 - Although the Board believes that TRR's lawsuit has no merit, we have no choice but to continue to pay legal bills to defend ourselves.
- No applications for Board Managers were received:
The 2022 Board will continue to consist of:
 - Joe Golding Manager Through October 2023
 - Jim Heimann Will Continue To Serve As Acting Manager
 - Ray Loehr Will Continue To Serve As Acting Manager

Next Year's Annual Meeting currently scheduled on Saturday; October 8, 2022.

New Association Documents:

As presented at the Annual Meeting, the Board is revising the Anchor's Point Declaration, Bylaws, and Rules to comply with current Missouri law and to update them from the original 1990 documents. The Board has worked with an attorney specializing in association compliance and will be submitting the documents to owners for ratification in January. The Board will provide packets to each owner asking for a return ballot with a "yes" vote for both the Declaration and Bylaws. The Board believes it is critically important to get these legal documents updated to protect owners' investments at Anchor's Point.

Water System Monitor controls:

To enhance the operation and management of the Well and Water System, a remote notification system has been added to the system. Should the Water Tank Pressure, Distribution Pressure, or Chlorine Levels fall out of normal levels, our management company; Ozark Environment Services, will be immediately notified of the problem and begin corrective action.

Dryer Vent Installation:

As presented at the APCOA Owners Meeting, the Board has taken action to replace every Dryer Vent at Anchor's Point. We found out in September that the current dryer vents are not up to code and are unsafe. Every existing unit has a flexible PLASTIC pipe which extends from the dryer through the wall and ceiling to the outside exhaust vent.

THIS IS AN UNSAFE FIRE HAZARD.

The current requirement is no plastic pipe and new metal flexible pipe may only extend from the dryer for a distance of less than 8' and then connect to a rigid pipe to be vented to the outside. The Board retained Dryer Vent Wizard to re-work the dryer vents with the flexible metal and rigid pipe necessary to bring all Anchor's Point condos up to code. An exterior magnetic exhaust flap will prevent birds and other critters from entering the pipe.

This new dryer vent will be more efficient and allow quicker drying of clothes. Additionally, periodic dryer vent cleaning will be added to the services provided by the association.

Installation is now scheduled in February 2022. Installation will take a couple of weeks to complete all 67 units. Once installation begins, the contractor will proceed from one unit to the next. The actual installation for one unit will take about 2 - 3 hours. We will continue to keep you posted as we get closer to the installation date. This dryer vent project is a budgeted required improvement.

Please be sure that the Board has access to your unit by either key or lock code. **THIS IS ESSENTIAL.**

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:

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