



## Minutes – 2022 APCOA Annual Meeting

### Meeting Summary:

Date/Time: October 8, 2022 4:00pm  
Location: United Methodist Church Kimberling City  
Attendance: 26 Unit Owners Present  
2 Proxy Votes  
4 Zoom Users  
32 of 67 Unit Owners Represented  
Quorum: 47.8% of Unit Owners Does Meet Quorum Requirements  
Notifications: AnchorsPointCOA.org  
August 17, 2022 Owners Update  
October 2022 Newsletter  
September 23, 2022 Pre-Meeting Packet

### Agenda Items

#### Call To Order:

Meeting Called To Order on Saturday; November 8, 2022 at 4:00pm

#### Introductions:

Board of Managers:  
Joe Golding  
Jim Heimann  
Ray Loehr

## **2022 - Year In Review:**

### **TRR Lawsuit: Current Status:**

Joe Golding presented a of the history of the peninsula from the Holiday Inn through the current layout of Anchor's Point and a status of the legal action.

### **2022 Projects / Improvements:**

Jim Heimann presented the projects accomplished in 2022.

- Rigid Dryer Pipes & Vents Installed
- Exterior House Lighting Installed
  - LED & Bug Resistent
- Water System Monitor & Notification Controls
- Lift Station Monitor & Notification Controls
- Parking Lot Sink Hole Repair
- Updated Declaration & Bylaws
  - Updated Rules & Regulations

**All expenses for these projects were paid from the Budget. No Reserves were used.**

### **Vendors providing services to the association in 2022**

- Skip Bell – Grounds & Maintenance
- Ashley Services – Lakeside Pool Operation
- Ozark Environmental Services
  - Water System Management
  - Lift Station Management
- Lefty's Pump and Drilling
- Garden Whispers – Mowing Service

### **Financial Overview 2022:**

Ray Loehr presented 2022 Financial Overview

- Revenues are being received as budgeted
- Legal Fees exceed budget
- Lakeside Pool chemicals exceed budget
- Sewer Expense significantly lower than budget
- Projects Completed within APCOA operating budget
- No Reserves were required to date
- Reserves Increased \$18,000 in 2022

Revenue & Expense Chart – January 2022 - September 2022

| Category         | 2022 Budget      | 2022 Rev/Exp     | 2022 % Rev/Exp |
|------------------|------------------|------------------|----------------|
| <b>Revenue</b>   |                  |                  |                |
| Maintenance Fees | \$ 268,000       | \$ 202,894       | 75.70%         |
| <b>Expenses</b>  |                  |                  |                |
| Utility Services | \$ 72,290        | \$ 45,033        | 62.29%         |
| Maintenance      | 52,950           | 35,841           | 67.69%         |
| Amenities        | 53,675           | 45,823           | 85.37%         |
| Insurance        | 33,400           | 29,260           | 87.60%         |
| Business Service | 2,410            | 1,675            | 69.50%         |
| Professional Svc | 19,100           | 28,180           | 147.54%        |
| Reserves         | 34,175           | 18,000           | 52.67%         |
| <b>Summary</b>   | <b>\$268,000</b> | <b>\$203,812</b> | <b>76.05%</b>  |

**APCOA Reserve Fund Balances: As of September 30, 2022 \$85,245.35**

Notes: January to September represents only 75% of the fiscal year.  
 Summer months are the highest spending months.

**Financial - Budget 2023:**

Ray Loehr presented 2023 Budget

- **Revenue:**
  - **No Increase In Maintenance Fees / \$1,000 per Quarter**
- **Expenses:**
  - **Sewer Expense Reduced – Less Than Anticipated**
  - **Special Projects Reduced**
    - **Dryer Vents & House Lights Completed**
  - **Lakeside Pool Chemicals Increased**
  - **Lakeside Pool Repairs**
  - **Insurance Increased – Appraised Value Increase**
    - **AP Values Increased From \$4,959,600 To 8,012,784**
  - **Legal Services Increase – Pending Litigation**

| Category          | 2022 Budget      | 2023 Budget      | 2023 % Chg   | 2023 Unit Cost  |
|-------------------|------------------|------------------|--------------|-----------------|
| <b>Revenue</b>    |                  |                  |              |                 |
| Maintenance Fees  | \$ 268,000       | \$268,000        | 0.00%        | \$ 4,000        |
| <b>Expenses</b>   |                  |                  |              |                 |
| Utility Services  | 72,290           | 65,500           | -9.39%       | 977.61          |
| Maintenance       | 52,950           | 49,500           | -6.52%       | 738.81          |
| Amenities         | 53,675           | 62,000           | 15.51%       | 925.37          |
| Insurance         | 33,400           | 38,900           | 16.47%       | 580.60          |
| Business Services | 2,410            | 3,350            | 39.00%       | 50.00           |
| Professional Svc  | 19,100           | 26,250           | 37.43%       | 391.79          |
| Reserves          | 34,175           | 22,500           | -34.16%      | 335.82          |
| <b>Summary</b>    | <b>\$268,000</b> | <b>\$268,000</b> | <b>0.00%</b> | <b>\$ 4,000</b> |

## **APCOA Projects 2023**

- **Security System Expansion**
  - **Add Cameras To View CoE Property**
    - **CoE Property Management – Per Vegetation Permit**
- **Budget Disclosure Items**
  - **Legal – Continue Actions - \$60,000**
  - **Lakeside Pool Maintenance - \$50,000**

**Joe Golding made a Motion to Approve the 2023 Budget as presented**

**Motion Passed – Membership Approved 2023 Budget**

## **Rules & Regulations**

- **APCOA Board has the authority to Establish and Enforce Rules & Regulations**
- **Rules & Regulations: New:**
  - **Fire Pits – No Open Flames On Decks or  
APCOA Common Ground**

## **Condominium Insurance:**

### **You Must Have An HO-6 Insurance Policy**

- **Coverage For Loss Assessment (Mandatory)**
  - **Deductible For Wind/Hail Is 2% Of TIV**
  - **TVI Is About \$6 Million**
  - **Deductible Is \$120,000**
  - **Each Owner Would Be Responsible For \$1,791**
  - **Loss Assessment Coverage Is Mandatory**
- **Add Sewer & Water Backup Coverage**
- **Rent Your Unit:**
  - **Daily Rental: You Will Need Commercial Coverage**
  - **Long Term Rental: Additional Coverage**

## **Safety First:**

When Leaving your unit be sure to always:

- Turn off your water
- Turn off your water heater

## **Lakeside Pool:**

- Fencing In Need Of Replacement
  - Rusting & Weak
  - Tarnished / Ugly
- Skimmer / Filtration System Needs Repair
- Concrete and Drains Breaking Up

**The Board will be taking bids over the winter to address these issues.**

**These are not inexpensive items. The Board is trying to extend the life of this pool.**

**Request that if any owners have reliable vendors; please direct them to the Board.**

## **Board of Managers**

### **Board of Managers 2023:**

|             |  |
|-------------|--|
| Joe Golding | Third Year of Term Ending October 2023 |
| Jim Heimann | Serving Through October 2023           |
| Ray Loehr   | Serving Through October 2023           |

## **Member Comments and Questions:**

**Jonathan Garard:** Commended the Board for improving Anchor's Point while dealing with the legal issues and daily issues required of Board members. He also noted that the current Board has served for many years and that no Board new applications have been submitted for many years.

That being said, Jonathan made the case that the Board members should be compensated in some way to recognize their commitment of time and service to the Anchor's Point owners.

Jonathan made a motion that 'Board Members be waived of their Maintenance Fees and that this waiver be applicable to only one unit per member and not applicable to any Special Assessments or any other fees or obligations which may arise.'

There was discussion from the membership concerning the amount of waiver, impact on the budget, consideration as to being designated a salary.

**The motion was Approved by Membership: 30 Yea 2 Nay**

**Bob Miller: Lakeside Pool Lighting:** Commented that the brightness of the current perimeter lights at the Lakeside Pool is annoying to units around the pool. And that should the Board address the Lakeside Pool fencing that the lights be changed to a less intrusive level and brightness.

Discussion also included that the Board look into providing lake access from the pool deck. This would allow owners without direct lake access to more easily gain access to the lake.

**Robin Stoneman: Resident Parking:** Parking during the summer and holidays continues to be a problem due to the large numbers of owners and guests at Anchor's Point. As a full time resident at Anchor's Point she requested designated parking spaces for each unit, thus providing a space for each unit near the unit.

The discussion continued to boat trailers parked in the parking lot and taking additional parking spaces.

**Steve Carter: Exterior Lights 454 – 464:** The newly installed exterior lights were not working in the 454-464 section.

**This has been fixed by replacing the faulty light sensor.**

#### **Adjournment**

Meeting was adjourned at 6:40pm.