



January 2023 Newsletter

2022 Annual Anchor's Point Membership Meeting:

The Anchor's Point Annual Membership Meeting was held on October 8th at the United Methodist Church in Kimberling City. Thanks to the owners in attendance, remotely via Zoom, and to those submitting proxy forms, 32 of our 67 units were represented meeting quorum requirements.

2022 Annual Meeting Highlights:

- Overview of 2022 Financial Information
 - Budget on target, Legal expenses continue to impact expenses
 - Major Projects Completed
 - Dryer Vent with rigid pipe installed
 - House Lights installed – LED & Bug Resistant
- 2023 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:
 - 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 and protect the investment of ownership.
- No applications for Board Managers were received:
The 2023 Board will continue to consist of:
 - Joe Golding Serving Through October 2023
 - Jim Heimann Serving Through October 2023
 - Ray Loehr Serving Through October 2023
- The Membership proposed, discussed, and approved a Motion to Waive Maintenance Fees for one unit to Board Members. This will reduce 2023 Revenue by \$12,000.

Meeting Minutes are posted on the APCOA website

Next Year's Annual Meeting currently scheduled on Saturday; October 7, 2023.

Well, Water System, & Lift Station Monitor Controls:

In 2021, the Board enhanced the operation and management of the Well and Water System by adding remote notification system to continually monitor critical operation criteria and notify our management company Ozark Environmental Services.

This year, the Board has added the same remote notification system to monitor the Lift Station, a critical piece of our waste water system. So now, should any operational failure occur in the Lift Station, OES will be notified immediately. This notification system has already been activated 3 times since installation and OES was able to respond promptly and make the necessary repairs to prevent any major problems.

Water Line Repairs:

On December 13th three valves were replaced in the water distribution pipes. All valves were replaced successfully. Our thanks to the workmen that worked all day in the cold, windy, and wet weather.

On the valve in front of Unit 526, it was necessary to cut a 4' by 6' of asphalt out of the parking lot to do the replacement. At the end of the job, the area was smoothed out with gravel leaving an uneven surface. Unfortunately, we will not be able to resurface the area with asphalt until spring when the temperatures begin to warm up. The good news is that no parking spaces were lost.

If you find yourself walking the area around Unit 526, please watch your step.

Lakeside Pool Fencing:

The Board has contracted with Superior Fence & Rail to replace all of the fencing in the Lakeside Pool area. As you know, the current fencing is deteriorating and, in some areas, loose and weak. Additionally, the lighting around the pool area will be replaced and will be less intrusive to those units around the pool.

The replacement will begin in the spring and completed prior to the pool opening on May 12, 2023.

Winter Preparation:

Ice melt has been placed near the exposed walk ways for owner and 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.

Have a Safe and Joyous Holiday Season

Contact Information:

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

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