



January 2024 Newsletter

2023 Annual Anchor's Point Membership Meeting:

The Anchor's Point Annual Membership Meeting was held on October 7th at the Methodist Church in Kimberling City. Thanks to the owners in attendance, remotely via Zoom, and to those submitting proxy forms, 31 of our 67 units were represented meeting quorum requirements.

2023 Annual Meeting Highlights:

- Overview of 2023 Financial Information
 - Budget on target, Legal expenses continue to impact expenses
 - Major Projects Completed
 - Lakeside Pool – Fencing and Lighting
- Overview of 2024 Financial Information
 - 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
 - 2024 Projects
 - Lakeside Pool – Skimmer Repair To Improve Water Circulation
- Update of the Lawsuit:
 - Countersuit against Anchor's Point went to a Bench Trial on August 8-9, 2023
 - The judge ordered a survey of the road Anchor's Point owners use to access their units and a summary of the case from each attorney
 - To date there has been no decision reached by the judge
 - Due to the possible sale of Table Rock Resort, the Board has filed a Lis Pendens action to ensure that if the property is sold the settlement would then apply to the new owner. (More below)
- No applications for Board Managers were received:
The 2024 Board will continue to consist of:
 - Joe Golding Serving Through October 2024
 - Jim Heimann Serving Through October 2024
 - Ray Loehr Serving Through October 2024

Next Year's Annual Meeting currently scheduled on Saturday; October 5, 2024.

Lawsuit and New Ownership of Table Rock Resort:

As the Board understands, Table Rock Resort will be sold in late January 2024. Because of the new ownership, we have filed a Lis Pendens action with the court. This action will ensure that whatever decision is made with regard to the lawsuit will apply to the new owner.

Although the filing of this action is only directed at the ownership of Table Rock Resort, it has had an impact on Anchor's Point owners who are selling their units and their buyers.

Title companies are holding up closing sales based on the fear of issuing title insurance on any property potentially affected by the lawsuit. Title companies simply see the Lis Pendens action as a potential risk to the possibility of future title insurance claims. So, rather than accepting the risk, title companies are not executing closings on Anchor's Point units.

The Board understands that this is a great inconvenience to those owners selling their units, but this action is the only way to ensure that the court judgment will apply to the new owner. Hopefully the judgment will be issued soon.

Lakeside Pool Skimmer Repair:

The Board has contracted with Branson Hot Tubs & Pools to remove and replace the skimmer pipes on the Lakeside Pool. This work is currently in process.

This work will improve water circulation, thus improving the quality and cleanliness of the water.

Since the work is currently in progress, there will be no impact on the pool opening on May 10, 2024.

Winter Preparation:

The Board has contracted with Zanescares Tree & Yard for Snow Removal and Surface Treatments for the Anchor's Point area for the 2023 – 2024 Winter.

The services will be provided as necessary when inclement weather occurs. Based on weather and road conditions, Zanescares dispatch trucks and will treat surfaces and/or plow snow from our area.

If you find that these services are not being addressed, please contact a Board Member. Do not contact Zanescares directly.

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.

Dumpster Usage:

Once again, we need to remind owners and their contractors that the dumpster is for Household Trash only.

We have had several violations in the last months which the Board was able to address and resolve.

Construction materials, old appliances, furniture, packing materials, and construction debris are not permitted in our dumpster. Additionally, any boxes must be broken down and breaking chairs up by slamming them against the retaining wall is prohibited. If you see Dumpster Violators, please notify the Board with a unit number and any information you may have. Owners are responsible for their contractors and violators will either remove the items or be fined. The Dumpster Corral is your area, please respect it.

Have a Safe and Joyous Holiday Season

Contact Information:

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