



July 2024 Newsletter

Annual Anchor's Point Membership Meeting:

The Annual Membership meeting is scheduled for:

Date: Saturday; October, 5, 2024 at 4:00pm.

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

Hope to see you there !!!

Can't attend, Sign Up For Zoom Participation, or Submit an APCOA Proxy Form
and Be 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Proxy Forms submitted for last year's meeting are expired and no longer valid.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 3 Manager positions available: Jim Heimann, Ray Loehr and Joe Golding are all Acting Managers.

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 Application 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, 2024.
- Each candidate application and a ballot 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 5, 2024.
- Election results will be announced at the Annual Meeting on October 5th.
- The elected candidate will assume the office at the end of the Annual APCOA Meeting.

Walkway Wood Repairs:

You may have noticed a lot of new wood on the parking lot walkways and stairs. As a safety concern, the Board authorized the replacement of all of the old and cracked boards on the walkways and stairs.

On the walkway going to units 514 – 524, we have had metal hand railings installed. This is a sample of a future project to replace all of the walkway handrails.. Please take a few minutes to look at the new metal handrails and let us know your thoughts.

Road Re-Paving:

In a joint project with Kimberling Crossing, Anchors Point Lane is being resurfaced. The recent judgment from the lawsuit provided an easement for Anchor's Point owners and guests with a 40% shared expense. The Anchor's Point parking lot was found to not require paving with the exception of the area from the well to the well house, the valves at 526 and the one-way exit from Anchor's Point.

We appreciate all of the work Kimberling Crossing has done on their grounds and their cooperation on the re-paving project. We have begun a very positive relationship with the Kimberling Crossing management. This relationship is greatly appreciated after the threatening and intimidating posture of the last owners.

Unit Access:

The Board requires a means of Emergency Access to all Anchor's Point units. As such, all owners need to provide a Keypad Code or a physical key to allow association access if necessary. If an emergency requires the Board to access a unit and we do not have the code, we will need to forcefully obtain entry and any repairs will be the responsibility of the owner. Please make sure that the association has a valid KeyCode or Key for your unit.

The association cannot provide access to your unit for your contractors or guests.

The Board highly recommends that all owners have a keypad entry system to their units. Keypad entry systems will allow your contractors and guests to gain entry by simply calling the owner without a physical key being needed.

The Board will add to the APCOA Rules that all units must have a keypad entry system on the entrance door of their unit(s) effective January 1st 2025 and that all owners must supply the access key code to your units

Shoreline Clean-Up:

The Board has contracted with AmeriLawn to clean-up the shoreline. This clean-up consists of eliminating brush, small trees, and other growth at the shoreline. AmeriLawn is knowledgeable of the Corps of Engineers cutting regulations and our Vegetation Permit restrictions.

This shoreline clean-up will make access to the lake easier and preserve one of the best views of the lake for years to come.

Anchor's Point Lakeside Pool:

With the installation of a new skimmer system over the winter, the Lakeside Pool has been operating very well. The water circulation is much better and the water is clearer and cleaner with this new system. There has been some minor vandalism in the form of removing the jet caps. If you notice someone damaging the pool or furniture, please say something or contact a Board Member.

We have also had complaints concerning the Lakeside Pool entry gates and Keypad Entry System. The Board is working with the fencing company to resolve these issues and to have a gate designed to allow a walkout handle to eliminate the necessity of a keypad exit.

The Lakeside Pool is for Anchor's Point Owners and Guests Only.

Do Not Disclose The Code To Others And Keep The Gates Closed And Locked.

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

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

Website: anchorspointcoa.org

**Joe Golding
Jim Heimann
Ray Loehr**