



October 2024 Newsletter

Annual Anchor's Point Membership Meeting:

The Annual Membership meeting is scheduled for:

Saturday; October 5, 2024 at 4:00pm

Kimberling City Methodist Church – Sanctuary

57 Kimberling Center Lane (Next to Rapid Roberts)

Kimberling City, MO 65686

Hope to see you there!!! Can't attend?

Attend via Zoom. E-Mail us and the Zoom Meeting Information will be sent later.

Submit an APCOA Proxy Form from our website and Get Represented.

Zoom Attendance: You may attend, participate, and vote in the Annual Meeting via Zoom conferencing. Simply send an e-mail request to the Board. Prior to the meeting you will be sent the instructions to join the meeting.

Proxy Forms: An APCOA Proxy Form with submission instructions may be obtained from the Anchor's Point website or from the Board. We encourage you to be at the meeting and be involved. If you cannot attend, please Obtain and Complete a Proxy Form. You may either mail or e-mail your form to the address below. Proxy Forms submitted for last year's meeting are expired and no longer valid.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:

The 2025 Board Managers are as follows:

Outgoing Board 2023-2024	Incoming Board 2024-2025	Term Expiration
Joe Golding	Joe Golding	October 2025
Jim Heimann	Jim Heimann	October 2025
Ray Loehr	Ray Loehr	October 2025

Prior to the meeting, please look at the Walkway Railing at units 516 & 522 and let us know your impression.

Owners Guide Update:

The Board is updating the website's Owners Guide. We are building a list of recommended contractors. Please submit recommendations with names, contact information, and nature of work.

Construction Projects: Storm Water Drainage In Front Of Unit 490:

Due to settling of the concrete pad in front of unit 490, rain water builds up in front of the unit without proper drainage. The Board has contracted for the area to be completely rebuilt with proper sloping and drainage to alleviate this problem. The work is scheduled to begin in early October.

This project will require the existing concrete to be torn up and removed, the installation of drain pipes, and new concrete poured with proper sloping. The project will take about 10 days to complete.

During this time, please avoid or use extreme care around the area.

Water Seepage:

There are two areas of water seepage between the Bridge View Building and the lake. These areas are on the Corps of Engineers property. The Board has had the CoE, Kimberling City, and Ozark Environmental Services on site to examine the areas.

Kimberling City has tested the sewer pipes by putting blue dye in the surrounding sewer manholes and the lift station. Since no blue dye was seen coming out of the seepage areas, we feel confident that the seepage is not coming from the sewer system.

Grounds Maintenance:

Over the last couple of months, the Board has had the following grounds maintenance completed:

- Fire Extinguishers have been re-certified with Annual and 6-Year processes
- Bug Spraying of exteriors of each building

Contact and Unit Access Information / Verification:

Please verify your contact information on the Sign-In Register at the Owners Meeting. If you are not going to the meeting and have changed your contact information, please let us know.

Owners will be required to have a Keypad Entry system by January 1st.

Additionally, each owner is required to provide entry capabilities to the Board via keypad code.

Please make sure the Board has a code to access your unit.

Lakeside Pool:

The Lakeside Pool is now closed, but remember these dates for next year:

Lakeside Pool Opening: Friday; May 9, 2025

Lakeside Pool Closing: Sunday; September 21, 2025

Contact Information:

We welcome your ideas, suggestions, and comments about what you would like to see in the Quarterly Newsletter or on our website. So if there is a topic you would like to hear about, information you would like to have, something to contribute, or direct a comment to your Board of Managers, please contact us.

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

Jim Heimann
Joe Golding
Ray Loehr