



Introductions

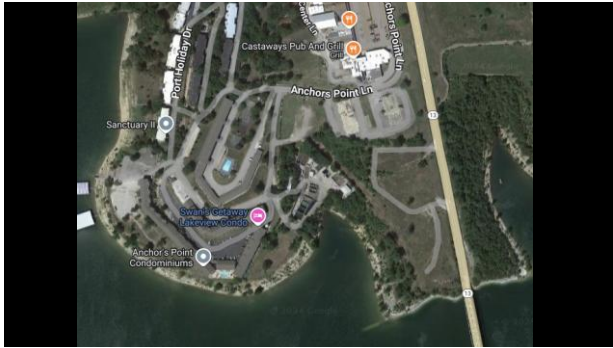
- ▶ 2024 Board Members
 - Joe Golding
 - Jim Heimann
 - Ray Loehr
- ▶ Owner Introductions
 - Seven New Owners Since Last Meeting
 - Zoom call owners
- ▶ Jim Potter – KCMC Control Room



TRR vs. APCOA Lawsuit – Final Episode

APCOA WINS BIG





TRR Lawsuit – Beginning

- 2013 Maintenance Fee (pre-Steed)
- Roads maintenance
 - Water
 - Grounds maintenance
 - Sewer
 - 3 swimming pools
 - Boat dock
 - Cable TV
 - Trash removal
 - Accounting
 - Repair & maintenance
 - Insurance

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Jay Steed
purchases
Kimberling Inn
properties

TRR - Email Message - 04-May-2014

Jay came in Fri. and wanted me to email you the break down.

Roads:	\$10,000.00
Water:	\$28,000.00
Common Grounds:	\$18,000.00

APCOA attorneys: pay your share



2014 - 2023

APCOA Board tries reasoned negotiation, makes offers, endures bullying, presents calculations, endures bullying, makes payments per our calculations:
 Water and Roads



2014 - 2024 Water Example

TRR Demands	\$34.83/condo/mo
APCOA Pays	\$20.00/condo/mo
Actual	\$12.40/condo/mo



APCOA Water System

Construction: January 18–May 4, 2021
 Investment: \$283,000
 On time and under budget
 Actual water cost: \$12.40 per condo per month and declining



TRR vs. APCOA Into Court August 2023

- TRR Position:
- ▶ APCOA owes \$300,000
 - ▶ APCOA has no road easement



TRR vs. APCOA Lawsuit: Final Episode

- ▶ APCOA Wins Judgment, January 2024
 - Road Easement On Anchors Point Lane
 - Recovered \$35,395.24 In Road Reserve Held By TRR
- ▶ APCOA Documented Fully
- ▶ APCOA Supported Each Argument
- ▶ APCOA Superior Testimony (credibility)
- ▶ Attorney Ric Ashe's Guidance
- ▶ TRR - Famous attorney; no case



TRR vs. APCOA Lawsuit
Final Episode

APCOA WINS BIG



APCOA Water System

Monthly tests for bacteria: negative
3-year test for lead, copper:
Below DNR Requirement:
Consumer Confidence Report (CCR)
EPA Requirement:
Lead Service Line Inventory (LSLI)



2024 - Improvement Projects

- ▶ Lakeside Pool
 - Replaced Skimmer - Water Circulation System
- ▶ Road Paving - Kimberling Crossing
- ▶ Shoreline Clean-Up
- ▶ Walkway Wood Replacement
 - Metal Railing Sample At Unit 516-522
- ▶ Investigate Water Seepage Bridge View Bldg
 - Eliminated Waste Water As Source
- ▶ Storm Water Drainage - Unit 490 (October)





APCOA Vendors: Great Job!

- ▶ Skip Bell – Grounds & Maintenance
- ▶ Ashley Services – Lakeside Pool Operation
- ▶ Ozark Environmental Services
 - Water System Management
 - Lift Station Management
- ▶ AmeriLawn, LLC
 - Mowing & Weeding

2024 Financial Summary

January – September 2024 (3/4 Year)

Category	2024 Budget	2024 Rev/Exp	2024 % Rev/Exp
Revenue			
Maintenance Fees	\$ 256,000	\$ 183,528	72.87%
Expenses			
Utility Services	\$ 62,500	\$ 35,082	56.13%
Maintenance	59,500	32,888	55.00%
Amenities	64,000	56,214	87.23%
Insurance	43,900	29,782	67.84%
Business Service	3,350	2,053	61.27%
Professional Svc	11,250	3,730	33.16%
Reserves	11,500	30,000	260.87%
Summary	\$256,000	\$189,749	74.12%

2024 Financial – Year-To-Date

- ▶ Revenue Received – On Budget
- ▶ Legal Expenses – Much Lower Than Budget
- ▶ Lakeside Pool Chemicals – Exceed Budget
- ▶ Sewer Expenses – Less Than Anticipated
- ▶ Projects Completed
 - Lakeside Pool – Skimmer & Circulation System
 - Lake Shore Clean-Up
 - Walkway Wood Replacement
 - Paving APCOA Area
- ▶ Reserves Increased – To Date: \$30,000



Current Reserve Funds

Reserve Account	Balance 30-Sep-2024
Operational Reserves	\$67,529.93
Project Reserves	\$17,083.83
Savings Reserve	<u>\$20,696.92</u>
Total Reserves	\$105,310.68

- Does Not Include Road Reserve Held By Kimberling Crossing per Judgment and Allocated To Road Construction: \$35,395.24
- Reserves Now In Interest Bearing Accounts
- 2025 Reserve Budget: \$ 20,000.00



2025 Budget Considerations

- **Revenue:**
 - No Increase In Maintenance Fees / \$1,000 per Quarter/Unit
- **Expenses:**
- Sewer Expense Reduced – Less Than Anticipated
- Special Projects
 - Lakeside Pool – Bathroom Remodeling
 - Parking Lot Walkways
- **Insurance – Structure / Common**
 - Premium Increased By 12%
 - Wind & Hail Deductible 3%
 - Earthquake Deductible 5%
- Legal Services Reduced
- Reserves Increased – Rebuild Balance/Water System Res



2025 Budget Summary

Category	20234Bud get	2025 Budget	2025 % Chg	2025 Unit Cost
Revenue				
Maintenance Fees	\$ 256,000	\$256,000	0.00%	\$4,000
Expenses				
Utility Services	62,500	57,000	-8.80%	850.75
Maintenance	59,500	56,000	-5.88%	835.82
Amenities	64,000	68,750	7.42%	1,026.12
Insurance	43,900	47,200	7.52%	704.48
Business Service	3,350	3,700	10.45%	55.22
Professional Svc	11,250	3,350	-70.22%	50.00
Reserves	11,500	20,000	73.91%	298.51
Summary	\$256,000	\$256,000	0.00%	\$4,000.00

2025 APCOA Financial Projection

- ▶ Budget Disclosure Items
 - Legal - Lawsuit Ended - 80% Reduction
- ▶ Lakeside Pool
 - Remodel Pool Bathroom
 - Rework Pool Fencing & Gates
- ▶ Parking Lot Walkways
- ▶ Clean & Paint Parking Lot Retaining Wall
- ▶ Security System Expansion
 - Add Cameras To View & Manage CoE Property

New Condominium Rules

- ▶ Keypad Unit Entry Required
 - Keypad Entry Locks Must Be Installed For Unit Entry
 - Physical Keys Are Difficult To Manage & Access

MediaCom Cable Television Upgrade

- ▶ MediaCom Cable Television Upgrade / Service
 - Encryption Upgrade Coming To Anchor's Point Which Affects Televisions Connected To Coaxial
 - Not Affected:
 - Televisions Connected To Cable Box
 - Content Coming From Internet or Smart Television Applications
- MediaCom Informed Us That Upgrade Scheduled October - December With No Service Interruption Mentioned
- Changes To Service:
 - MediaCom Only Providing One Encryption Converter Per Unit
 - Additional Converters Are Available At Owners Expense From MediaCom
 - Distribution Of Encryption Converters Not Yet Scheduled
 - More Information Coming



Owner Information & Best Practices

Condominium Insurance

- ▶ You Must Have An HO-6 Policy
 - Coverage For Loss Assessment (Mandatory)
 - Add Sewer & Water Backup Coverage
 - Walkouts To Lake Must Be Insured By Owner
 - Not Covered By APCOA Insurance
 - Rent Your Unit:
 - Daily Rental: You Will Need Commercial Coverage
 - Long Term Rental: Additional Coverage



Owner Information & Best Practices

Explanation:

Coverage For Loss Assessment (Mandatory)

- Deductible For Wind/Hail: 3% Of Total Insurable Value
- Deductible For Earthquake: 5% of Total Insurable Value
- Total Insured Value: \$10,420,500
- Deductible For Wind: 3% = \$312,615
- Each Owner Would Be Responsible For \$4,666



Owner Information & Best Practices

Anchor's Point Water System

- ▶ Water Quality & Warning: some conditions
- ▶ Water Pipes Freezing (system and units)
- ▶ Water Pressure (filtration)



Owner Information & Best Practices

Leaving Your Unit

- ▶ Be Sure And Be Safe:
 - Turn Off Your Water (ball valve)
 - Turn Off Your Water Heater
 - Set Thermostat To Prevent Pipes Freezing



Failure To Turn Off Water & Water Heater
May Result In Damage from a Water Leak or
Maintenance: Ruined Water Heater



Owner Information & Best Practices

Lakeside Pool Rules & Responsibilities

- ▶ Repairs To Skimmer/Circulation System Completed
 - Prevent Clogging - No Water Toys Smaller Than Football
 - Water Toys Left After Closing May Be Thrown Away
 - No Glass On Lakeside Pool Deck
 - Yes, We Need To Mention This Because We Had A Temporary Closure To Vacuum Glass From The Lakeside Pool Deck



Owner Information & Best Practices

Common Grounds:

- ▶ **Association Must Have Unit Access**
 - Unit Keypad Code **REQUIRED**
- ▶ **Dumpster Usage**
 - For Household Trash Only
 - No Construction Materials
 - Break Up Boxes
 - Close The Lid - Keep Critters Out
 - Read Posted Signs At Dumpster Corral
- ▶ **Owner Furniture On Common Grounds**
 - Considered In Public Space, Available To Anyone



Kimberling Crossing: Our New Neighbors

- ▶ **New Owner: Steve Redford**
 - Developer: Ozark Mountain Resort
- ▶ **Previous Timeshares Now Condos**
- ▶ **New Condo Buildings Coming**
- ▶ **Management Organization**
 - Existing Condos COA
 - New Condos COA



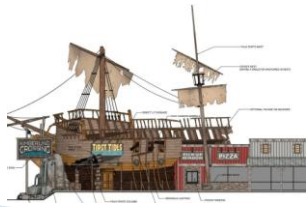
Kimberling Crossing

- ▶ **Footprint On Top Of Hill**



Kimberling Crossing

- ▶ Entrance From Kimberling Center



Kimberling Crossing

- ▶ Condominium Building
- 2Bedroom / 2 Bath / 1,053 Sq Ft



APCOA Board of Managers 2024–2025

- ▶ Joe Golding
 - Continues As Board Manager– Through October 2025
- ▶ Jim Heimann
 - Continues As Board Manager – Through October 2025
- ▶ Ray Loehr
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Member Questions & Comments



Seven horizontal lines for writing member questions and comments.



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