



January 2025 Newsletter

2024 Annual Anchor's Point Membership Meeting:

The Anchor's Point Annual Membership Meeting was held on October 5th at Kimberling City Methodist Church. Thanks to the owners in attendance, remotely via Zoom, and to those submitting proxy forms, 28 of our 67 units were represented.

2024 Annual Meeting Highlights:

- Lawsuit is over – APCOA Wins Judgment
 - After years of harassment and intimidation APCOA prevails
 - APCOA wins easement of Anchors Point Lane
 - Recovers \$35,395.24 in Road Reserve monies from TRR
- 2024 Projects
 - Lakeside Pool Skimmer Replaced – Improve Water Circulation
 - Road Paving – In Conjunction with Kimberling Crossing
 - Wood Replacement On Walkways
 - Storm Water Drainage At Unit 490
 - Shoreline Cleanup
 - Parking Lot Retaining Wall Cleaned and Painted
 - Water Seepage On CoE Property – Bridge View – Leakage Repaired
- Overview of 2024 Financial Information
 - Budget on target
 - Reserves Increased By \$30,000
- Overview of 2025 Financial Information
 - Maintenance Fees:
 - There will be no increase to the 2025 Maintenance Fees
 - All units will be assessed equally based on equal cost of services provided
 - Each Unit \$1,000 / Quarter Totaling: \$4,000 Annually
 - 2025 Projects
 - Lakeside Pool – Bathroom Remodeling To Be Completed This Winter
- The 2025 Board will continue to consist of:
 - Joe Golding Serving Through October 2025
 - Jim Heimann Serving Through October 2025
 - Ray Loehr Serving Through October 2025

Next Year's Annual Meeting currently scheduled on Saturday; October 4, 2025.

Relationship With Kimberling Crossing:

The APCOA Board's relationship with Kimberling Crossing management has been cooperative and productive. The road paving project directed by Kimberling Crossing was well managed and with all of the enhancements made by Kimberling Crossing there has not been any disruption of access to Anchor's Point.

The Gateways at Kimberling Crossing does not yet have a COA Board. As has been the practice, the amenities are not shared between the associations. Just as the Lakeside Pool is for the use of Anchor's Point owners and guests only, the Kimberling Crossing facilities including the pool, pickleball court, basketball court, and child play area are for the use of Kimberling Crossing owners and guests only and not to be used by Anchor's Point.

Winter Preparation:

The Board has contracted with Zanescares Tree & Yard for Snow Removal and Surface Treatments for the Anchor's Point area for the 2024 – 2025 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.

Additionally, we have noticed that Kimberling Crossing owners and cleaning crews have been using our dumpster simply because it is conveniently located. If you see non-Anchor's Point people using our dumpster, please politely remind them that they need to use their own dumpsters.

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:

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

Board of Mangers:

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Joe Golding
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