



July 2025 Newsletter

Annual Anchor's Point Membership Meeting:

The Annual Membership meeting is scheduled for:

Date: Saturday; October, 4, 2025 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Proxy Forms submitted for last year's meeting are expired and no longer valid.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, 2025.
- 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 4, 2025.
- Election results will be announced at the Annual Meeting on October 4th.
- The elected candidate will assume the office at the end of the Annual APCOA Meeting.

Spring 2025 Projects at Anchor's Point:

Retaining Wall Painting Completed:

The Board contracted with Mike Steigner; MIDE Painting and owner of unit 400. to paint the interior retaining wall between the parking lot and the buildings. Mike has completed this work and it looks great.

The Board has now added additional painting tasks to Mike's list. You can look forward to the staining or painting of the Dumpster Corral, Electrical Boxes, and other items at Anchor's Point.

Signage:

Working with the Kimberling Crossing Administration, the Board received approval to add Anchor's Point directions to the Kimberling Crossing sign boards. The signage both identifies Anchor's Point and assists those needing directions to the Anchor's Point 400's and 500's.

By designating Kimberling Crossing and Anchor's Point on the signs, we hope to differentiate the two associations.

Fire Extinguisher Cabinet Replacement:

The Board has replaced all of the Fire Extinguisher Cabinets in the complex. The new cabinets have covers that are fixed in place. The covers will not blow off in the wind and will not just fall off due to wear and age.

Instructions to access the fire extinguisher are clearly marked on the cover of the cabinet. A hammer is attached to the cabinet which is used to break the plastic cover. We are told, but it is not recommended unless necessary, that the cover may also be broken by hitting it with your hand.

Dumpster Corral Light:

The Board had several requests to add lighting to the Dumpster Corral. We have now installed a solar light on the post to provide additional light when using the dumpster at night.

Anchor's Point Lakeside Pool:

To address the many complaints last year of the keypad entry system, the Board has upgraded the entry system and improved the gate auto closing mechanism. The keypad system now only requires an entry code when entering the Lakeside Pool deck. No code is required to 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.

New Neighbors:

This season Anchor's Point has new Kimberling Crossing neighbors. As different associations we each have our own property and services. Anchor's Point parking spaces, dumpster usage, and the Lakeside Pool are for Anchor's Point owners and guests only. Conversely, we are restricted from using Kimberling Crossing amenities. If you notice non-Anchor's Point people using our amenities, please politely remind them that they need to use their own facilities and get a license number.

Should you own and rent a unit in both Anchor's Point and Kimberling Crossing, please know that your guest may only use the amenities associated with the unit they are renting.

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 Managers:

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