



Annual Owners Meeting
Kimberling City Methodist Church – Fellowship Hall
57 Kimberling Center Lane (Next to Rapid Roberts)
Kimberling City, MO 65686
Saturday, October 4, 2025 4:00pm

Agenda

September 18, 2025

1. Call To Order
2. Introductions
3. 2025 - Year In Review:
 - a. Projects Accomplished In 2025
 - i. Lakeside Pool Bathroom Renovation & Gate Repairs
 - ii. Lakeside Pool Commercial Grade Furniture
 - iii. Painting Retaining Walls, Dumpster Corral, Electrical Boxes
 - iv. Replaced Fire Extinguisher Cabinets
 - v. CoE Vegetation Permit Renewed Through June 2030
 1. CoE Approved Removal Of 5 Trees & 1 Tree Trim
 - vi. Water Testing Passes Stone County, Missouri DNR, & Lead & Copper Testing
 - vii. Water Tank Inspection - Passed
 - viii. Parking Lot Repair – Asphaltting, Fence Repairs, & Curb Stops
 - ix. Parking Lot Light Replacements (2)
 - x. Spring Storm Damage Repair – Roofs & Gutters
 - b. Vendors Serving Anchor's Point
 - c. Financial - Year-To-Date 2025
 - i. Revenue & Expense Summary
 - ii. Reserve Accounts
4. 2026 Financial:
 - a. 2026 Budget
 - i. 2026 Expense Summary
 1. Expenses Remain Mostly Steady
 2. Continue Special Projects Budget To Enhance Anchor's Point
 3. Insurance Deductibles - Wind & Hail 3% - Earthquake 5%
 - ii. 2026 Revenue Summary
 1. 2026 Maintenance Fee – No Change
5. 2026 APCOA Projects:
 - a. Siding & Railing Project – Entry Side
 - b. Roofing – Lakeside Wind Damage
 - c. Lakeside Retaining Wall Signage
 - d. Security System Expansion To CoE Property

6. Kimberling Crossing - The Getaways

- a. Amenity Separation
 - i. Notify Your Guests Of Authorized Amenities

7. Owner Information & Best Practices

- a. Insurance – Condominium Owners – H0-6
 - i. Insures Owner Portion Of Deductible
 - 1. Wind/Hail 3% - Earthquake 5%
 - ii. Walkouts On Ground Floor Are Owner Responsibility
- b. Water System
 - i. Water Quality – Passed All Stone County & DNR Testing
 - ii. Water Pipe Freezing - None 2024-25
 - iii. Water Pressure
- c. When Leaving Your Unit
 - i. Turn Off Water & Water Heater
 - ii. Set Thermostat To Prevent Freezing Water Pipes
- d. Lakeside Pool Rules & Responsibilities
 - i. No Glass Allowed Inside Lakeside Pool Deck Fencing
 - ii. Water Toys Must Be Larger Than 6" X 6" To Prevent Skimmer Clogging
 - iii. Water Toys Will Be Disposed Of If Left Overnight
- e. Common Ground
 - i. Association Must Have Access To Your Unit
 - 1. Keypad Entry Device – Association Must Have Current Entry Code
 - ii. Dumpster Usage
 - 1. For Household Trash Only (No Construction Materials or Packaging)
 - iii. Owner Furniture On Common Ground
 - 1. Owner Furniture On Common Ground Is Available To Anyone
 - 2. Ground Floor Walkouts Are Owner Responsibility
- f. Additional Topic(s):

8. Board of Managers:

There were no Board of Manager Applications received.

Therefore the 2026 Board of Managers are:

- a. Joe Golding
- b. Jim Heimann
- c. Ray Loehr

9. Member Comments and Questions

10. Adjournment Next Annual Meeting:

APCOA 2026 Annual Meeting – October 3, 2026

E-Mail Note: If you are not seeing our e-mail messages.

- 1. Check Your Junk Folder
- 2. Mark Message As - Not Junk
- 3. Contact Us

All Updates Are On Our Website