



## January 2026 Newsletter

### 2025 Annual Anchor's Point Membership Meeting:

The Anchor's Point Annual Membership Meeting was held on October 4<sup>th</sup> at Kimberling City Methodist Church. Thanks to the owners in attendance, remotely via Zoom, and to those submitting proxy forms, 34 of our 67 units were represented.

### 2025 Annual Meeting Highlights: (With Updates Since Meeting)

- 2025 Projects
  - Lakeside Pool Bathroom Renovation & Gate Repairs – Lori Howard
  - Lakeside Pool Commercial Grade Furniture
  - Painting Retaining Walls, Dumpster Corral, Electrical Boxes
  - Dumpster Lighting
  - Replaced Fire Extinguisher Cabinets
  - CoE Vegetation Permit Renewed Through June 2030
    - CoE Approved Removal Of 5 Trees & 1 Tree Trim
  - Water Testing Passes Stone County, Missouri DNR, & Lead & Copper Testing
  - Required Water Tank Inspection - Passed
  - Parking Lot Repair – Asphaltting, Fence Repairs, & Curb Stops
  - Parking Lot Light Replacements (2)
  - Spring Storm Damage Repair – Roofs & Gutters
  - Shared Road Project With Kimberling Crossing Completed
  - Lift Station Rebuilt
- Overview of 2025 Financial Information
  - Revenue and Expense Budget On Target
  - Reserves Increased By \$30,000 Which Was Used For Road Project
    - Current Reserve Balance: \$91,981.90
- Overview of 2026 Financial Information
  - Maintenance Fees:
    - No increase to the 2026 Maintenance Fees. All units equally assessed.
      - Each Unit      \$1,000 / Quarter      Totaling: \$4,000 Annually
- The 2026 Board will continue to consist of:
  - Joe Golding      Serving Through October 2026
  - Jim Heimann      Serving Through October 2026
  - Ray Loehr      Serving Through October 2026

Next Year's Annual Meeting currently scheduled on Saturday; October 3, 2026.

## **Entrance Siding & Railing Project:**

The Entrance Siding & Railing Project was also discussed at the Annual Meeting. The presentation at the Annual Meeting was to inform the membership of the necessity, the scope, and the anticipated cost of the project. The project is still in the planning stages and has not been approved; however, due to the condition of the existing exterior, the Board believes that this project needs to be completed in the coming year or two.

### **Scope of Entrance Siding & Railing Project:**

- Remove all Thru-Wall Air Conditioners and patch exterior opening
- Install Siding on all entrance side walls including recessed areas
- Replace and paint all window and exterior trim
- Replace wood railings with metal railings meeting current code standards

### **Owners Would Be Responsible For Interior Work:**

- Insulating, patching, & painting interior opening from removal of the air conditioner
- Installing furnace duct to lockout room

### **Estimated Cost Per Unit:**

- Exterior Assessment: \$ 6,450 Interior Work: \$ 900 Totaling: \$ 7,350

As mentioned above, this project has not yet been approved. More bids will be sought and more information will be disseminated to owners as the planning continues.

A detailed description of this project was included in the Annual Meeting Pre-Meeting Packet which is available on the website.

## **Winter Preparation:**

The Board has contracted with Zanescoapes 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, Zanescoapes 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 Zanescoapes directly.

Ice melt has been placed near the exposed walkways 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.

**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 Managers:**

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