



October 2025 Newsletter

Annual Anchor's Point Membership Meeting:

The Annual Membership meeting is scheduled for:

Saturday; October 4, 2025 at 4:00pm

Kimberling City Methodist Church – Sanctuary

57 Kimberling Center Lane (Next to Rapid Roberts)

Kimberling City, MO 65686

Hope to see you there!!! Can't attend?

Attend via Zoom. E-Mail us and the Zoom Meeting Information will be sent later.

Submit an APCOA Proxy Form from our website and Get Represented.

Zoom Attendance: You may attend, participate, and vote in the Annual Meeting via Zoom conferencing. Simply send an e-mail request to the Board. Prior to the meeting you will be sent the instructions to join the meeting.

Proxy Forms: An APCOA Proxy Form with submission instructions may be obtained from the Anchor's Point website or from the Board. We encourage you to be at the meeting and be involved. If you cannot attend, please Obtain and Complete a Proxy Form. You may either mail or e-mail your form to the address below. Proxy Forms submitted for last year's meeting are expired and no longer valid.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.

Topic of Interest: Introduction of an Entrance Side Siding & Railing Project.

Pre-Meeting Packet has been mailed to your address of record.

If you did not receive it, please view it on the website.

Board of Managers:

The 2025 Board Managers are as follows:

Outgoing Board 2024-2025	Incoming Board 2025-2026	Term Expiration
Joe Golding	Joe Golding	October 2026
Jim Heimann	Jim Heimann	October 2026
Ray Loehr	Ray Loehr	October 2026

Entrance Side – Siding & Railing Project Overview – See details in Pre-Meeting Packet

The proposed Entrance Side Siding & Railing Project would remove all water damaged and warped siding and replace with sheathing followed by the installation of new vinyl siding on all Entry Side walls. This includes all exterior walls not previously sided in 2019. In addition to siding all window and corner trim will be replaced with pre-finished smart trim. Remove all thru-wall air conditioners and patch opening with plywood prior to siding installation.

Replace all wood railings with a metal railing system in compliance with current code.

The association will be responsible for exterior work which would be financed by a unit assessment.

Owners will be responsible for interior patching to include insulation, drywall, and painting the interior opening and adding HVAC vent to the Lock Out.

Estimated Siding & Railing Cost:	\$ 392,842
Estimated 10% Overage:	<u>39,284</u>
Total Project Cost:	\$ 432,126
Per Unit Assessment:	\$ 6,450
Estimated Interior Expense:	<u>900</u>
Total Per Unit Cost:	\$ 7,350

Contact and Unit Access Information / Verification:

Please verify your contact information on the Sign-In Register at the Owners Meeting. If you are not going to the meeting and have changed your contact information, please let us know.

Please make sure that the association has your current key code for access to your unit(s).

Lakeside Pool:

The Lakeside Pool is now closed, but remember these dates for next year:

Lakeside Pool Opening: Friday; May 8, 2026

Lakeside Pool Closing: Sunday; September 20, 2026

Contact Information:

We welcome your ideas, suggestions, and comments about what you would like to see in the Quarterly Newsletter or on our website. So, if there is a topic you would like to hear about, information you would like to have, something to contribute, or direct a comment to your Board of Managers, please contact us.

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

Board of Mangers:

E-Mail: APCOAboard@anchorspointcoa.org

By Mail: APCOA
P.O.Box 843
Kimberling City, MO 65686

Website: anchorspointcoa.org

Jim Heimann
Joe Golding
Ray Loehr