



Annual Owners Meeting
Kimberling City Methodist Church – Fellowship Hall
57 Kimberling Center Lane (Next to Rapid Roberts)
Kimberling City, MO 65686
Saturday, October 3, 2026 1:00pm

Agenda

September 18, 2026

1. Call To Order
2. Introductions
3. 2026 – Year In Review:
 - a. Projects Accomplished In 2026
 - i. Lift Station Repairs & Upgrade
 - ii. Lakeside Pool Furniture Replacement
 - iii. Shoreline Cleanup
 - iv. Water Testing Passes Stone County, Missouri DNR, & Lead & Copper Testing
 - v. Parking Lot Light Replacements (3)
 - vi. Spring Storm Damage Repair – Roofs & Gutters
 - vii. Paint Lakeside Pool Retaining Wall (Fall 2026)
 - b. Vendors Serving Anchor's Point
 - c. Financial - Year-To-Date 2026
 - i. Revenue & Expense Summary
 - ii. Reserve Accounts
4. 2027 Financial:
 - a. 2027 Budget
 - i. 2027 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. 2027 Revenue Summary
 1. 2027 Maintenance Fee – No Change
 - iii. Budget Approval
5. 2027 APCOA Projects:
 - a. Siding & Railing Project – Entry Side
 - i. Additional Information On Web Site
 - b. Roofing – Lakeside Wind Damage
 - c. Security System Expansion To CoE Property

6. Entrance Side – Siding & Railing Project Plus Half Roof: Special Assessment

- a. In 2018 we did the lakeside siding & railings. Now it's time for the entrance side
- b. We have had 4 proposals and Awarding Xtreme Exteriors – Nixa
- c. Scope of Project
 - i. All new siding on entrance side
 - ii. All new metal railings
 - iii. Removal of Thru-wall air conditioners & exterior rebuild
 - 1. Owner responsible for interior wall repair and furnace ventilation
 - iv. Wood placard for unit numbers, doorbell, keylocks, & owner signage
 - v. Roofing on Lakeside Half and Ridge Vents
- d. Xtreme Exteriors Proposal: \$ 307,279
- e. Plumlee Constr - Roofing: 87,690
- f. Total Proposed Expense \$ 394,969
- g. Per Unit Assessment: \$ 6,000 (67 Units = \$ 402,000)
- h. Assessment Approval

Note: Checks Will Be Accepted At Meeting

7. Owner Information & Best Practices

- a. Insurance – Condominium Owners – HO-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
- 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 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 Is Available To Anyone

8. Board of Managers:

There were no Board of Manager Applications received.

Therefore the 2027 Board of Managers are:

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

9. Member Comments and Questions

10. Adjournment :

Next Annual Meeting: APCOA 2027 Annual Meeting – October 2, 2027 – 1:00pm

2026 Revenue / Expense Report - January - September 12

12 Sep-24

Revenue		Acctg Code	January - September 2026
Maintenance Fees		4000	
1.0	Unit Maintenance Fees	4100	196,650.00
2.0	Reimbursement Funds	4110	-
3.0	Other Revenue	4200	300.00
Totals - Revenue			196,950.00

2026 Annual Budget	Percentage Received	Remaining Balance
256,000.00	76.92%	59,050.00
		-
		(100.00)
256,000.00	76.92%	59,050.00

Expenses		Acctg Code	January - September 2026
Utility Service		6200	
1.0	Water System & Operation	6210	8,287.80
2.0	Road Maintenance	6220	-
3.0	Sewer Expense	6230	17,441.39
4.0	Electric Expense	6240	4,341.50
5.0	Trash Expense	6250	2,276.18
6.0	Sewer Lift Station Maintenance	6260	611.00
Maintenance Services		6300	
7.0		6310	-
8.0	Maintenance Repairs	6320	5,033.05
9.0	Common Ground Maintenance	6330	17,254.23
10.0	Grass Mowing & Snow Removal	6340	5,976.00
11.0	Equipment - New/Replacement	6350	240.85
12.0	Special Projects	6360	5,792.56
Amenities		6400	
13.0	Cable Television Expense	6410	22,587.11
14.0	Internet Service	6420	14,029.77
15.0	Lakeside Pool Operation	6430	9,145.83
16.0	Lakeside Pool Maintenance	6440	434.65
17.0	Lakeside Pool Chemicals	6450	2,793.58
Insurance Service		6600	
18.0	Insurance - Structure & Umb	6610	29,879.59
19.0	Insurance - Officers	6620	850.20
20.0	Insurance - Workers Comp	6630	1,093.06
Business Services		8500	
21.0	Accounting Services / Tax Prep	8510	1,885.00
22.0	Office Supplies	8520	-
23.0	Postage	8530	200.00
24.0	Federal & State Taxes	8540	632.45
25.0	Service Fees	8540	80.00
Professional Services		8600	
26.0	Legal Services	8610	-
27.0	Web Site Service	8620	-
28.0	Annual Meeting	8630	171.00
Reserve Funding		8900	
29.0	Reserve Account	8900	25,000.00

2026 Annual Budget	Percentage Expended January - August	Remaining Balance
12,000.00	68.65%	3,762.14
2,000.00	0.00%	2,000.00
37,000.00	64.60%	9,558.03
7,500.00	17.88%	3,150.00
6,500.00	15.02%	4,228.72
1,000.00	63.10%	369.00
-	-	-
12,000.00	41.94%	6,966.95
12,000.00	243.79%	(5,254.23)
8,000.00	74.70%	2,024.00
2,000.00	17.04%	1,750.15
20,000.00	28.96%	14,207.44
30,000.00	75.29%	7,412.89
18,000.00	77.94%	3,970.23
11,000.00	83.14%	1,854.17
7,000.00	6.21%	6,565.35
5,000.00	55.99%	2,200.42
-	-	-
43,000.00	68.32%	13,620.41
1,800.00	47.22%	949.80
2,200.00	89.58%	1,106.94
3,000.00	62.81%	1,115.00
125.00	0.00%	125.00
400.00	10.00%	300.00
400.00	158.11%	(282.45)
50.00	100.00%	-
-	-	-
2,000.00	0.00%	2,000.00
-	-	-
800.00	21.39%	679.00
21,275.00	117.79%	(3,775.00)

Budget Summary		
Total Expenses		175,482.46
Transfer To Reserves		25,000.00
Net Expenses To Date		150,482.46
Revenue / Expense Summary		21,267.54

Reserve Account Summary		
Operational Reserve		12,780.30
Savings Reserve		109,378.79
Total Reserves		118,158.15
BOY 2026 Balance		2,925.01
Operational Checking		24,192.55

Anchor's Point COA - 2027 Budget

Revenue		2026 Annual Budget	Acctg Code				2027 Annual Budget	2027 Amount Change	2027 Percent Change
Maintenance Fees									
1.0	Unit Maintenance Fees	256,000.00	4100				256,000.00	0.00	0.00%
2.0	Reimbursement Funds		4110						
3.0	Other Revenue		4200						
Totals / Average		256,000.00					256,000.00	0.00	0.00%

Expenses		2026 Annual Budget	Acctg Code	2026 Jan - Aug Expenses	2026 Projected Expense	2026 Projected Percent Used	2027 Annual Budget	2027 Amount Change	2027 Percent Change
Utility Service									
1.0	Water System & Operation	12,000.00	6310	8,237.85	12,356.79	102.97%	13,000.00	1,000.00	8.33%
2.0	Road Maintenance	2,000.00	6220	-	-	0.00%	1,500.00	-500.00	-25.00%
3.0	Sewer Expense	27,000.00	6230	15,456.61	23,184.92	85.87%	25,000.00	-2,000.00	-7.41%
4.0	Electric Expense	7,500.00	6240	4,341.00	6,511.50	86.82%	7,500.00	0.00	0.00%
5.0	Trash Expense	6,500.00	6250	2,276.28	3,414.42	52.53%	6,000.00	-500.00	-7.69%
6.0	Sewer Lift Station Maintenance	1,000.00	6260	631.00	946.50	94.65%	1,000.00	0.00	0.00%
Maintenance Services									
7.0	Maintenance Management Fee	-	6310	-	-				
8.0	Maintenance Repairs	12,000.00	6320	5,033.05	5,533.05	46.11%	12,000.00	0.00	0.00%
9.0	Common Ground Maintenance	13,000.00	6330	16,029.23	24,043.85	200.37%	13,000.00	1,000.00	8.33%
10.0	Grass Mowing & Snow Removal	8,000.00	6340	3,541.00	5,311.50	66.39%	9,000.00	1,000.00	12.50%
11.0	Equipment - New/Replacement	2,000.00	6350	240.85	640.85	32.04%	1,000.00	-1,000.00	-50.00%
12.0	Special Projects	20,000.00	6360	396.28	3,396.28	16.98%	15,000.00	-5,000.00	-25.00%
Amenities									
13.0	Cable Television Expense	30,000.00	6410	20,061.59	30,092.39	100.31%	32,000.00	2,000.00	6.67%
14.0	Internet Service	18,000.00	6420	12,693.12	19,039.68	105.78%	19,500.00	1,500.00	8.33%
15.0	Lakeside Pool Operation	11,000.00	6430	9,145.83	11,432.29	103.93%	12,000.00	1,000.00	9.09%
16.0	Lakeside Pool Maintenance	7,000.00	6440	434.65	651.98	9.31%	5,000.00	-2,000.00	-28.57%
17.0	Lakeside Pool Chemicals	5,000.00	6450	2,799.59	4,199.37	83.99%	5,000.00	0.00	0.00%



Entrance Side Siding & Railing Project - 2026

Overview:

Anchor's Point condominiums were built about 35 years ago. Since then, the Masonite Siding used in the original construction has been deteriorating. In 2018 the Board recommended and the membership approved residing the lakeside with vinyl siding and replacing the wood railings and spindles with metal railings. In 2018 the Lakeside Siding and Railing Project cost was \$200,000 which was funded by a assessment of \$3,000 per unit.

The Board is now strongly recommending that the Entrance Side of the buildings have vinyl siding and railings installed. The deterioration of the Masonite Siding may be seen throughout the complex. This building exterior is nearly impossible to properly maintain, deteriorates the appearance of the buildings, and has caused water seepage into units. The wooden railings and spindles are increasingly difficult to repair and maintain. The spindles are continuing to separate from the header boards, nails and screws are continuing to pop out, and the wear on the wood is becoming more hazardous.

This Entrance Side Siding and Railing Project was introduced at last year's Membership meeting. This introduction outlined the following scope of work:

- Replacement of all damaged panels
- Removal of all Lockout thru-wall air conditioners
 - Including those on the side of the Pool Building
 - Patching exterior wall where through wall air conditions have been removed
- All Entrance Side exterior walls would be sided with vinyl siding.
 - Including recessed areas, behind stairs, and behind utility boxes.
 - This is a much large area and more difficult than the lakeside.
- All wooden railings and spindles would be replaced with metal railings and spindles.
- All window and exterior trim would be replaced.
- Replacing wood railings and spindles with metal railing meeting current standards.

Last year the estimated per unit assessment was \$6,450, plus an owner cost of repairing the interior wall and lockout ventilation due to the removal of the thru-wall air conditioner.

Since last year's meeting, the Board has determined an additional need for the buildings. Although the roof was completely replaced after the tornado in 2012, the lakeside of the roof is significantly damaged and worn. The lakeside roof is subject to much stronger and heavier winds than the entrance side and frequently in need of repair each Spring.

A roof inspection determined that the lakeside of the roof is deteriorated to a life of 1 – 2 years while the Entrance side of roof has approximately 5 – 8 years. This assessment corresponds with the numerous repairs we have needed on the lakeside portion of the roof.

As a result, the Board has added Half Roof Shingle and Ridge Vent replacement for all buildings to the proposed Entrance Siding Project.

Entrance Side Siding & Railing Project and Half Roof Replacement Assessment

The Board will propose the following work on the Entrance Side of the buildings:

1. Install siding on the Entrance Side of the building.
2. Removing the Through-Wall air conditioners:
 - o Exterior wall will be patched by the contractor.
 - o Interior wall will be the responsibility of the owner.
 - o Lock out ventilation will be the responsibility of the owner.
3. Replace all wood railings and spindles with metal railings.
4. Lakeside of the roof and ridge vents will be replaced with Storm Shingles.

Cost of Proposed Project:

Installation of Siding & Railings:	\$ 307,279	
Half Roof Replacement:	<u>87,690</u>	
Project Total:	\$ 394,989	
Per Unit Project Assessment:	\$ 6,000	(67 Units: \$ 402,000)
Estimated Owner Cost For Interior Work:	\$ 750	

Note: Checks will be accepted at the meeting or invoiced afterwards.

Sample Siding and New Look For Anchor's Point

