

2026 Annual Meeting

Introductions

- 2026 Board Members
  - Joe Golding
  - Jim Heimann
  - Ray Loehr
- Owner Introductions
  - Two New Owners Since Last Meeting
  - Zoom Call Owners
- Jim Potter – KCMC Control Room

2026 – Improvement Projects

- Lift Station – Repairs & Added Controls
- Shoreline Cleanup
- Lakeside Pool Furniture Replacement
- Spring Storm Roof & Gutter Repair
- Parking Lot Light Replacements (3)
- Lakeside Pool Retaining Wall
  - Old Sign Removed
  - Painted

APCOA Vendors: Great Job!

- Skip Bell – Grounds & Maintenance
- Ashley Services – Grounds & Maintenance
- Ashley Services – Lakeside Pool Operation
- Ozark Environmental Services
  - Water System Management
  - Lift Station Management
- AmeriLawn –Mowing & Weeding
- Zanescapes – Snow Removal & Treatment

2026 Financial Summary

January – September 2026 (3/4 Year)

Category	2026 Budget	2026 Rev/Exp	2026 Rev/Exp
Revenue			
Maintenance Fees	$ 256,000	$ 198,850	77.68%
Expenses			
Utility Services	$ 56,000	$ 34,492	61.59%
Maintenance	54,000	34,684	64.23%
Amenities	71,000	49,726	70.04%
Insurance	47,000	31,880	67.83%
Business Service	3,975	2,772	13.07%
Professional Svc	2,800	366	11.86%
Reserves	21,225	25,000	117.79%
Summary	$256,000	$178,920	69.59%

2026 Financial – Year-To-Date

- Revenue Received – On Budget
- Sewer Expenses – Less Than Anticipated
- Lift Station– Repairs & Controls $21,668 (Late 2025)
- Shoreline Clean-Up – $11,500
- Reserves Increased – To Date: $25,000
  - Current Reserves: $118,168

Current Reserve Funds

Reserve Account	Balance 31-Aug-2026
Savings Reserve	$105,378.79
Operational Reserve	12,789.36
Total Reserves	$118,168.15

- DNR Requires $60,000 Water System Reserve
- Adequate Reserve For Unanticipated Expenses
  - Example: Lift Station Rebuild

2027 Budget Considerations

- **Revenue:**
  - No Increase In Maintenance Fees / $1,000 per Quarter/Unit
  - Services Provided:
    - Basic Cable Television
    - Internet Service
    - Lakeside Pool Operation & Maintenance
    - Insurance – Common Areas, Officer, Workers Compensation
    - Grounds Maintenance
    - Water Service
    - Sewer Service
    - Trash Service
    - Business Services – Accounting & Tax
    - Professional – Legal & Website

2027 Budget Considerations

- **Expenses:**
- Sewer Expense Reduced
- Special Projects Reduced
- **Insurance**
  - Premium Increases
  - Wind & Hail Deductible 3%
  - Earthquake Deductible 5%
- Reserves Increased
  - Rebuild APCOA Reserve Balance
  - Water System Required Reserve

2027 Budget Summary

Category	2026 Budget	2027 Budget	2027 % Chg	2027 Unit Cost
Revenue				
Maintenance Fees	$ 256,000	$256,000	0.00%	$4,000
Expenses				
Utility Services	56,000	54,000	-3.57%	843.75
Maintenance	54,000	50,000	-7.41%	781.25
Amenities	71,000	73,500	3.52%	1,148.44
Insurance	47,000	47,000	0.00%	734.38
Business Service	3,975	4,200	5.66%	65.63
Professional Svc	3,200	2,300	-28.13%	35.94
Reserves	21,225	25,000	17.79%	390.63
Summary	$256,000	$256,000	0.00%	$4,000.00

2027 APCOA Financial Projection

- Add Security Cameras To View & Manage CoE Property
- Reseal & Restripe Parking Lot
- Additional Trim Painting

APCOA Water System Report

- Monthly tests for bacteria: Negative
- Four Year Test for lead, copper:
  - Below DNR Requirement:
- Consumer Report – Approved
- EPA Requirement:
  - Lead Service Line Inventory – Passed

Entrance Siding & Railing Project Overview

Entrance Siding & Railing Project Needs To Be Completed

- **The Problem:**
  - In 2019 The Association Sided & Installed New Railings On the Lakeside With An Assessment Of $3,000/Unit ($201,000)
    - Enhanced Building Protection, More Attractive, Extended Life Cycle
  - **Now The Entrance Side Needs New Siding & Railings**
    - Masonite Panels Are 35 Years Old
    - Panels Bowing & Warping
    - Panels Are Scared & Damaged
    - Wood Railings & Spindles – Expensive To Maintain – Splinter Prone
    - Railings & Spindles Do Not Meet Current Code
  - **Roof On Lakeside Needs Replacement**

Entrance Siding & Railing Project Overview

- **Proposed Solution:**
  - **Siding The Building**
    - Replace Damaged Panels
    - Remove All Thru-Wall Air Conditioners & Sleeves
    - Patch Exterior Wall
    - Side Entire Surface Entrance Side Surface
    - Replace All Window Trim & Other Exterior Trim
  - **Replace Railings**
    - Replace All Wood Railings & Spindles With Metal Railings
    - Paint / Stain Headers To Eliminate Removed Spindle Markings
  - Roof & Vent Ridge Replacement On Lakeside Only
    - Class 4 Storm Shingle

Entrance Siding & Railing Project – Overview

- **Responsibilities:**
  - **Association**
    - All Exterior Work – Siding, Railings, & Roofing
    - Project Management
  - **Unit Owners**
    - Interior Wall Repair
      - Insulating Wall
      - Drywall Fill
      - Painting
    - Add Vent From Furnace To Lockout Area

Entrance Siding & Railing Project – Overview

- **Paying For The Project:**
  - Estimated Cost Of Project
    - Siding, Railing, & A/C Removal: $307,279
    - Roofing – Lakeside Only –Storm Shingles 87,690
    - Total Exterior Cost $394,969
  - Assessment
    - Per Unit Assessment – 67 Units $ 6,000 ($402,000)
    - Estimated Owner Interior Cost 750
    - Total Unit Owner Cost $ 6,750
  - Note: Estimated Assessment Last Year Was $7,500 Without Roofing
  - The Proposed Assessment is 20% Lower at $6,000

Siding Color & Accent Contrast

New Look For Anchor's Point Condominiums

- Two Tone Wall With White Trim
- Accent Shake Shingle With Rough Edging
- Cleaner & Updated Appearance
- Distinctively Different From Neighbors
- New Metal Railings (Not Shown On Photo)



Owner Information – Insurance

Condominium Insurance

- You Must Have An HO-6 Policy
  - Coverage For Loss Assessment (Mandatory)
- Add Sewer & Water Backup Coverage
- Walkouts To Lake Must Be Insured By Owner
  - Not Covered By APCOA Insurance
- Rent Your Unit:
  - Daily Rental: You Will Need Commercial Coverage
  - Long Term Rental: Additional Coverage
  - Stone County Taxes As Commercial Property

Owner Information – Insurance

Explanation:

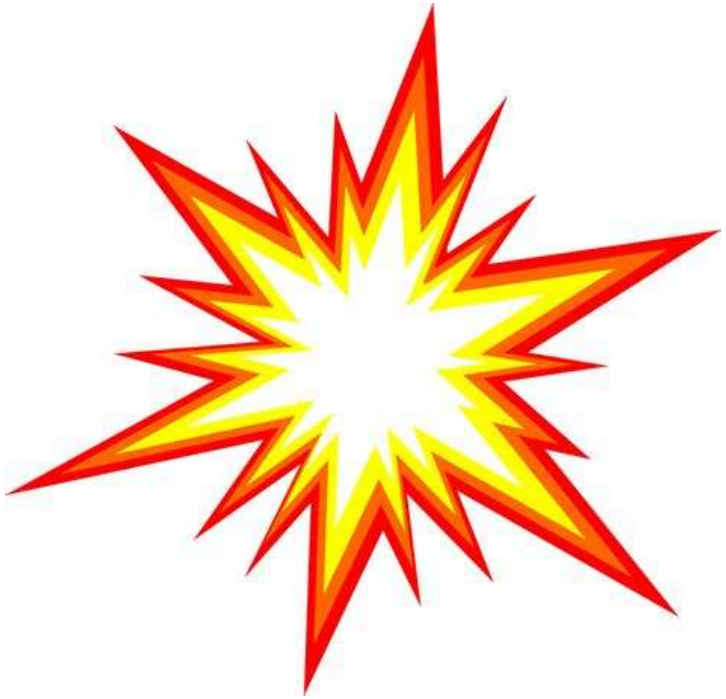
Coverage For Loss Assessment (Mandatory)

- Deductible For Wind/Hail: 3% Of Total Insurable Value
- Deductible For Earthquake: 5% of Total Insurable Value
- Total Insured Value: $10,420,500
- Deductible For Wind: 3% = $312,615
- Each Owner Would Be Responsible For $4,666

Owner Information & Best Practices

Leaving Your Unit

- Be Sure And Be Safe:
  - Turn Off Your Water (ball valve)
  - Turn Off Your Water Heater
  - Set Thermostat To Prevent Pipes Freezing



Failure To Turn Off Water & Water Heater
May Result In Damage from a Water Leak or
Maintenance: Ruined Water Heater

Owner Information & Best Practices

Lakeside Pool Rules & Responsibilities

- No Glass On Lakeside Pool Deck
- Prevent Clogging – No Water Toys Smaller Than Football
- Water Toys Left After Closing May Be Thrown Away

- Lakeside Pool For APCOA Owners & Guests Only
  - Do Not Give Out Access Code
  - Do Not Let Unknown People In

Prevent Plumbing Backups:

- After Garbage Disposal Use, Flush With Lots Of Water

Owner Information & Best Practices

Common Grounds:

- **Association Must Have Unit Access**
  - Unit Keypad Code **REQUIRED**
- **Dumpster Usage**
  - For Household Trash Only
  - No Construction Materials
  - Break Up (Flatten) Boxes
  - Close The Lid – Keep Critters Out
  - Read Posted Signs At Dumpster Corral
- **Owner Furniture On Common Grounds**
  - Considered In Public Space, Available To Anyone



Prevent Plumbing Backups:

- After Garbage Disposal Use, Flush With Lots Of Hot Water

APCOA Board of Managers 2026-2027

- Joe Golding
  - Continues As Board Manager- Through October 2027
- Jim Heimann
  - Continues As Board Manager – Through October 2027
- Ray Loehr
  - Continues As Board Manager – Through October 2027

Member Questions & Comments





Anchor's Point Condominium Owners Association

Thank You For Attending

Next Year: Saturday; October 2, 2027