2026 Annual Meeting Minutes

Location:

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

Call To Order: 1:00pm Ray Loehr

Introductions: Ray Loehr

- Board Members
- Owners Present, Zoom Attendees, Proxy Attendees (2 New Owners Since Last Meeting)

Member / Units Present: 28
Member / Units Remote: 6
Total : 34

Projects Accomplished: Since Last Meeting: Ray Loehr

- Lift Station Repairs & Upgrade
    a. New pump, rails, master controls
    b. Approximately $25,000 with $7,500 from Reserves
- Lakeside Pool Furniture Replacement
    a. Regular rotation of Loungers
- Shoreline Cleanup
    a. Initial Cleanup $9,000 – Continue to maintain a clean shoreline
- Water Testing Passes Stone County, Missouri DNR, & Lead & Copper Testing
- Parking Lot Light Replacements (3)
- Spring Storm Damage Repair – Roofs & Gutters
    a. Roofing on lakeside continues to deteriorate
- Paint Lakeside Pool Retaining Wall

Vendors Serving APCOA: Ray Loehr

See PowerPoint Presentation

Financial Report For 2026 - **Through September** Ray Loehr

Revenue – On Target See 2026 YTD Report
Expenses – On Target See 2026 YTD Report
Reserves: $118,168,15 As of September 30, 2026

2026 YTD Revenue / Expense Report through September Handout

2027 Budget Presentation: Ray Loehr

No Change To Quarterly Maintenance Fees - $1,000 / Quarter Per Unit
Expenses Fairly Consistent – See 2027 Budget Handout

2027 Anticipated Projects: Ray Loehr

Siding & Railing Project – Entry Side Assessment Funding
Roofing – Lakeside Wind Damage Assessment Funding
Additional Information On Web Site
Parking Lot Sealing & Striping
Security System Expansion To CoE Property

Entrance Side – Siding & Railing Project With Half Roof Replacement: Jim Heimann

Need To Side Entrance Side & Need To Install Metal Railings

Need To Roof The Lake Side Roofs

Proposal For Assessment of $6,000 Per Unit

Additional Requested Information:

Siding & Railings

Greater Ozarks Exteriors	$392,842
JB & B Construction	350,000
Reconstructive Design	337,945
Xtreme Exteriors	307,279

Lakeside Roof

Plumlee Construction	$87,690
Xtreme Exteriors	86,955
(Additional Proposals Expected)	

Xtreme Exteriors was selected for the Siding & Railing project not only by price, but by quality and number of walk-throughs, attention to the project, and communication throughout the bidding process.

Additional proposals for the Lakeside Roof are expected and no contract has been signed.

Responsibilities:

APCOA – Exterior Siding, Railing, and Roofing
Owners – Interior A/C Hole Repair & Lockout Ventilation

Interior Patching & Venation Help:

It was suggested that owners may want to share contractor information to gain confidence of a qualified provider and possibly reduce cost.
The Board may also provide qualified contractors.

Membership Approval

Motion to Approve Project & Second:

Approve Motion: 32

Against Motion: 2

Motion Passes

Owner Information & Best Practices: Joe Golding

Summary of Best Practices For:

- Insurance: HO-6, Displacement, Sewer & Water Backup
- Walkouts to lake are owner property and not covered by APCOA insurance
- Turn Off water and water heater when unit is not occupied

Board of Managers: Ray Loehr

There were no Board of Manager Applications received.
Therefore the current Board will continue to assume the Responsibilities to carry out and enforce the By Laws, Rules and Regulations, and Monetary Duties of the association, to include bank account designations at Generations Bank and US Bank.

Joe Golding	Expiration 2027
Jim Heimann	Expiration 2027
Ray Loehr	Expiration 2027

Owner Comments:

Pool Building – Lower Level Common Area:

It was brought to the Board's attention that the Lower Level of the Pool Building is not being cleaned to the same degree as the rest of the complex and that there is insufficient lighting in that area.

Since the meeting the Board has checked that area and found that more needs to be done. The cleanliness is more of a problem with the floor surface and age of the material. The Board has had PowerSoft look at the area and they concluded that Power Washing would not resolve the problem. The Board will continue to research the flooring situation.

Dead Trees:

In the row of evergreens adjacent to the water tank, there are 2 trees that have died. These trees need to be removed.

Adjournment:

Meeting adjourned at 3:10pm.

Next Meeting: October 2, 2027 at 1:00pm