July 2026 Newsletter

Annual Anchor's Point Membership Meeting:

The Annual Membership meeting is scheduled for:

Date: **Saturday; October, 3, 2026 at 1:00pm. Note Earlier Starting Time Of 1:00pm**

Location: **Kimberling City Methodist Church**
57 Kimberling Blvd. (Next to Rapid Roberts)
Kimberling City, MO 65686

Hope to see you there !!!
Can't attend, Sign Up For Zoom Participation, or Submit an APCOA Proxy Form and Be Represented!!!

Proxy Form May Be Obtained By Request:

An APCOA Proxy Form with submission instructions is available for downloading from the APCOA website or may be requested by mail or e-mail. We encourage you to be at the meeting and to be involved. If you cannot attend, please Obtain, Complete, and Submit a Proxy Form.
Proxy Forms submitted for last year's meeting are expired and no longer valid.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.

Board of Managers Election:

According to the APCOA by-laws, there are three members serving on the APCOA Board of Managers and one manager is elected each year for a 3 year term. There are currently 3 Manager positions available: Jim Heimann, Ray Loehr and Joe Golding are all Acting Managers.
Any eligible owner may submit a Candidate Application. Each Candidate Application will be copied and distributed to the membership and each owner is allowed one vote for each unit owned.
The election schedule is:

- Board of Manager Candidate Application is available for downloading on the APCOA website or may be requested from the association at any time.
- Manager Applications must be submitted by candidates on or before August 1, 2026.
- Each candidate application and a ballot will be mailed to each owner for each unit with the Pre-Meeting Packet prior to the Annual Owners Meeting.
- Ballots must be received prior to the start of the Annual Meeting on October 4, 2026.
- Election results will be announced at the Annual Meeting on October 3rd.
- The elected candidate will assume the office at the end of the Annual APCOA Meeting.

<u>Due To Many Member Requests The Meeting Has Been Moved To An Earlier Starting Time Of 1:00pm.</u>

Spring 2026 Projects at Anchor's Point:

Shoreline Clean Up:

The Board contracted with Precision Land Services in March to clean up the shoreline. Precision Land Services reviewed our Vegetation Permit and is very familiar with the Corps of Engineers land management policies.

At the time the work was done, the lake was down about 5 feet, which was a great time to clean up as much brush as possible.

Unit Construction Projects

The APCOA Declaration specifies that the exterior of the buildings be uniform and consistent regarding size, color of exterior features, and compatible with building construction.

To monitor and maintain these exterior features owners must comply with the following:

- Exterior and Deck windows are specified as Limited-Common Elements (APCOA Declaration 4.2). Limited-Common Elements are the unit owner(s) responsibility for maintenance, replacement, and all incurred expenses.
- If an owner wants to replace a window or do any exterior work, that owner must contact the Board and provide scope of work and specifications of materials to seek Board Approval.
- Owners must obtain Board Approval prior to the start of work.
- Any exterior modifications made without Board Approval or completed which do not meet APCOA standards are subject to removal and replacement at owner's expense.
- The Board has specified the Brand and Color of replacement windows. If you have questions, please ask the Board.

For complete information please see Rules & Regulations on the APCOA Website / COA Info.

Anchor's Point Lakeside Pool:

The Lakeside Pool is for Anchor's Point Owners and Guests Only.
Do Not Disclose The Code To Others And Keep The Gates Closed And Locked.

Additionally, the Board has purchased a number of new chairs and loungers to replace the older ones.

Enjoy Your Lakeside Pool.

Anchor's Point Association Areas:

Anchor's Point COA is an association consisting of 67 units numbered in the 400''s and 500's and we share the complex with The Getaways and Kimberling Crossing association areas.
As such, Anchor's Point parking spaces, dumpster usage, and the Lakeside Pool are for Anchor's Point owners and guests only.
Conversely, we are restricted from using The Getaways and Kimberling Crossing amenities. If you notice non-Anchor's Point people using our amenities, please politely remind them that they need to use their own facilities and get a license number.

Should you own and rent a unit in both Anchor's Point and Kimberling Crossing, please know that your guest may only use the amenities associated with the unit they are renting.

Contact Information:

We welcome your ideas, suggestions, and comments about what you would like to see in the Quarterly Newsletter or on our website.
All correspondence to the Board of Managers or any APCOA business should be directed to:

Board of Mangers:

E-Mail: APCOAboard@anchorspointcoa.org **Website:** anchorspointcoa.org

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

Joe Golding
Jim Heimann
Ray Loehr