



INDIAN POINTE

CONDOMINIUMS

October 2019

2019 Edition, Issue 6

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Our 156 unit community is self managed by the Board of Directors with a professional office/accounting team and a full time outside maintenance manager.



Owner Party a HUGE Success!

Even a little rain couldn't keep away over 60 unit owners from attending the First Annual "Meat and Greet" owner party held at the Club House on September 20. The party was a chance for the community of Indian Pointe to get together to share good food at our "pot luck", listen to music from our DJ (there was even a little dancing), and just get to know each other. Below are a few pictures from the event (special thanks to those who provided these photos).

By the way, our next owner party is already on the books. **Mark your calendar for Saturday, September 19, 2020.**







Thank you to everyone who came, brought a dish and spent a little time dodging raindrops for a chance to mingle on a Saturday night in September with others in the community of Indian Pointe...

...and a special thanks to Nancy and Mike Mabrey, Barb and Jeff Seele and all those on the setup team as well as everyone who stuck around to help clean up.

THANK YOU!

The Lights are Staying Up

Have you seen the white lights on the club house? By popular demand and after agreement by the Board, the lights attached to the club house, initially installed for the "Meat and Greet", will be staying up all year round. The old basketball backboard and hoop will be removed and a seating area will also be added on the concrete pad outside the fenced pool area. This will give extra lighting around the pool areas during the season as well as another place to sit and enjoy the outdoors of Indian Pointe all year round. This is the first in a series of enhancements to make the club house more friendly and community focused.



Annual Unit Owner Meeting - November 9

The Annual Unit Owner Board meeting will be held on **November 9, 2019 at 10:00am** at Central Bank Community Room. Registration will begin at **9:30am**.

Among items to be discussed will be the 2020 budget and the election of 3 Board members.

The By-Laws prescribe that every three years, on staggered cycles, representatives from each building are elected to the Board. The terms for Board members in buildings 5 and 7 and At Large are expiring this year. All 3 Board members, who are seeking election, are currently filling the remainder of terms of other elected representatives who resigned. The Board members seeking election are:

At Large – John Stern
Building 5 – Don Couche
Building 7 – Glen Goldstein

Nominations can also be made on the floor the day of the meeting.

In addition, the rules of the Annual Meeting require that if there are items that you would like addressed, please submit them in writing to the Board of Directors at least seven days prior to the meeting. This allows time for it to be placed on the meeting agenda.

Email any question to Board President, Glen Goldstein at glen@glengoldstein.com or mail to **Indian Pointe Condominiums, PO Box 280, Lake Ozark, MO 65049**.

New Location for November Meeting

Just a reminder that the
November 2019 10am meeting
will be held at Central Bank at



Lake of the Ozarks in their
Community Room.

Central Bank is located at 3848
Osage Beach Parkway
Osage Beach, MO 65065 just in
front of Target and HyVee.

Many thanks to Central Bank for
agreeing to host our annual
meeting.

Watch Your Mail - Proxy Packets Are Coming Soon

Proxy Packets for the annual meeting are being mailed to all unit owners. Packets will be arriving the week of October 13, 2019. Please complete (even if you are planning to attend) and return to Indian Pointe by October 31, 2019.

ASK THE BOARD: Rentals

Why don't we tighten the rules on the renting of units at Indian Pointe?

Board members hear this question often.

Unit owners talk about it often.

Heck, we all know why we live at the lake.. full time or part time. It's to enjoy the quiet and peacefulness of "our" lake in all its splendor or to have a chance to splash around or sun bathe at one of "our" 3 pools. Maybe we want to drop a fishing line in the water or "motor" around the waveless lake on our boat or jet ski or do a little retail therapy at the outlet mall or our favorite store.

But instead we find ourselves sharing a pool with people who are total strangers. We endure listening to loud music or televisions from noisy neighbors who aren't really our neighbors or too many people having a good time late into the evening and a parking lot so congested that it reminds us of Walmart at Christmas.

What are we to do?

Before I get into that, let me share with you a couple of Indian Pointe fun facts.
Did you know?

- There are 156 units at Indian Pointe
- Someone who owns their condo is called an "unit owner"
- Someone who rents a condo but lives at Indian Pointe full time is called a "tenant"
- Someone who rents a night at time is called "renter"

You may have known all of those things, but here's one you probably didn't know...

Only about 10 percent of unit owners make Indian Pointe their primary residence.

That means 90 percent of units at Indian Pointe are filled with people who don't live at



our complex on a full time basis. (And based on these numbers, the majority of you who are reading this newsletter fall into this category).

Here are most of reasons folks fall into this category:

1. For most, like us, it's our second home. We do not rent.
2. For others, it's their second home, too, but they also rent it out when they are not using it.
3. For others, they have found a tenant who lives there year round.
4. For others they bought the property solely as an investment for the opportunity to rent it out on a nightly basis.

All of the 5 different types of unit owners (full time, second home, part time rental, full time rental, nightly rental) all currently have the same rights at Indian Pointe.

With the introduction of online services like Airbnb or VRBO, it certainly makes renting your unit easier than ever before. But complexes and cities have begun looking at what these services are doing to their communities. While a complex like Indian Pointe does a pretty good job of having rules in place for unit owners, holding renters accountable is very complicated.

As early as 2004 the Village of Four Seasons was quick to adopt an ordinance once they learned that a homeowner had started renting to entire fraternities and sororities – a practice that already was prohibited by the Four Seasons Property Owners Association. The owner who violated that rule was hit with a \$1,000 fine for each occurrence and they immediately report it to the Camden County Assessor's Office. In addition, their single family residences are assessed at 19 percent. However, if it's being used as a commercial property – and if you're using that home as a money maker that makes it **commercial** – and the assessment goes up to 39 percent.

In 2014, the city of Lake Ozark began stiffening a law that prohibits homeowners from renting out their homes for less than 30 days at a time. In addition, that law clarifies several other zoning regulations, including failure to pay occupancy taxes.

The city of Osage Beach and Camden County also have ordinances on the books dealing with the renting of homes and units.

We understand that the lake area is a destination and resort community and we expect rentals. However, most of us recognize that Indian Pointe is not a resort but a residential complex and as a residential complex we expect residential activity and behavior – regardless of which family or guests are staying here and the length of their stay.

Your Board has begun discussions. We have asked our attorney to look into the City, County and State ordinances to ensure that Indian Pointe's rules and regulations are not violating any of these laws. We may need to make changes to align with them.

I'll let you know what we learn.

'Til next month,

Glen Goldstein
President
Indian Pointe Condo Owners' Association

Welcome New Board Member - Alan Messick

Building 6 has new Representative!!! At the September meeting the Board unanimously approved the installation of Alan Messick, Unit 611, as the new Representative of Building 6. Alan will fulfill the remainder of Rich Brewer's term through November 2020. Rich resigned when he sold his unit in May.



Welcome aboard Alan, we appreciate your service to Indian Pointe.

2018 Audit Now Available Online



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Welcome to **INDIAN POINTE**
CONDOMINIUM LIVING AT ITS BEST
Located in the Heart of the Lake of the Ozarks

www.indianpointeloz.com

One of the most important sections on the website is the new secure area for owners under the **Information tab>Documents and Forms>Secure Documents and Forms**. Here, with the proper shared login, you will be able to access information designed for unit owners only, that includes budget information, meeting minutes, financial statements, audits, etc.



As the current Board has repeatedly shared with unit owners, association transparency is very important to us all. To that end, **the recently completed 2018 audit as well as the most recent financial statements of the complex can be found in this section.**

We'll keep filling up the website with important information. When you see a "coming soon", it means that we are working on photos, highlights and updated information for

that area.

The Board's hope is that between this monthly newsletter and an updated website, you are getting a steady diet of the news of the complex, the projects underway and the information you need to know. But if you ever find yourself searching for information that you just can't find, you can always reach out to your Board Representative.

Projects in the Works

The end of the summer season means making plans and reviewing processes. Below is a list of the recently completed projects and those that in progress.

- 2018 Audit and Tax Filing (**COMPLETED**) -- Audit Available on Website
- Painting (**FINAL SELECTION PROCESS**)
- Rules and Regulations Board Review (**IN PROGRESS**)
- Rebuild of Stairs Adjacent to Pool 3 Between Buildings 5 and 6 (**COMPLETED**)
- Navigation Signs (How to Get Around the Complex) (**IN PROGRESS**)
- Closing of Pool 2 (**COMPLETED**)
- Closing of Pools 1 and 3 (**AS WEATHER DICTATES**)
- Infrastructure Review (**BEGINS OCTOBER 14**)
- Analyzing Window Replacement Process (**IN PROGRESS**)
- Project Management Review (**IN PROGRESS**)

Welcome New Owners



Five Star Rental 321 - Inge Roark
Eldon, MO
Unit 321

Jeff and Barb Seele
St. Louis, MO
Unit 342

Dustin and Jenna Hoog
St. Charles, MO
Unit 833

October Calendar

Pest Control in Buildings 1, 2, 3, 4, 5, 6 and all docks

October 1 - Pool 2 to Close for the Season

October 14 - Infrastructure Consultants Begin Review of Complex

October 15 - Proxy Packets Mailed to All Unit Owners

October 31 - Signed Proxies Return Due Date

For Sale, Rent or Give

Got something you need to sell, rent or give to your IP neighbors? Email us at indpnt@socket.net. We'll put it in next month's newsletter.

Items for Sale

2004 YAMAHA GP1200R

Two Stroke Wave Runner---Runs Great---Brand New Battery---New Cover in 2018
\$2,000. Call Jack Miles at 573-356-0088.

1982 Sea Ray 270 Sundancer - ONE OWNER

T/228 H.P. V-8 Mercury I/O, OAL 28FT., 10 Ft. Beam Sleeping Area for 6,
Fresh Water, Frig. 12V/110, Electric Stove, New paint on bottom in 2016,
Rebuilt Port Drive and New Starboard Drive 2016. New Cover in 2017.
\$4,995. Call Roger Stolle at 314-608-5686

Dock Slips for Rent

10 X 28: Dock 1. Yearly rental. No lift. Call 636-699-2265 or 314-378-7700.

10 X 32: Dock 2. Call Robert Otte at 319-430-1043.

11 X 32: Dock 3: Call Jeff Seele at 314-971-3352.

12 x 32: Dock 3. Yearly rental of \$2,000. Call Eric Pautz at 607-857-5746.

15 X 36: Dock 3. Call Peter Otte at 319-961-1995.

15 X 40: Dock 5. Trade for a 10 x 30 slip and cash. Call Steve Hall at 515-238-4685.

15 X 40: Dock 5. Call Jeff Seele at 314-971-3352.

Looking for a nightly dock slip rental? Call Shelly Koopman at 712-299-5611.

Important Contact Information - Who to Call

Our 156 unit community is self managed by the Board of Directors with a professional back office/accounting team and a full time outside maintenance manager.

step
1

For questions or comments concerning your unit/building/complex, navigating the rules and regulations or wanting to make changes to your unit or dock start by contacting the rep for your building.

Our Website: www.indianpointeloz.com

Our Building Representatives:

Building 1: Roger Stolle - stolleroger@hotmail.com

Building 2: Dena Mast - Dena.mast62@gmail.com

Building 3: Jerry Brewer - lakejb888@gmail.com

Building 4: Jeff Seele - seelejeff@aol.com

Building 5: Don Couche - dcouche@yahoo.com

Building 6: Alan Messick - messicka@msn.com

Building 7: Glen Goldstein - glen@glengoldstein.com

Building 8: Mike Mabrey - mabrey11@gmail.com

Building 9: Kate McIntire - mcintir1@swbell.net

Building 10: Bob Cassout - bob.cassout@gmail.com

At Large: John Stern - cynsprince@gmail.com

step
2

For calls about your assessments, billing and other financial questions: Our business office can help. Contact:

Kim Austin

Phone: 660.851.2463

Email: kim@wtcpa.com

step
3

For water leaks or other dangerous situations, Contact Maintenance:

Phone: 573-348-4155

Indian Pointe Condominiums

PO Box 280

Lake Ozark, MO 65049

660.851.2463

Email: indpnt@socket.net

Web: indianpointeloz.com

[Email Website](#)