



May 2019

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Spring Has Sprung at Indian Pointe



It's springtime and that means activity on the lake is picking up. Color is returning to the lake area that sat dormant all winter as trees and bushes begin to grow new leaves and flower. Spring also means that activity at Indian Pointe is in full bloom. The heated pools are open, water has been turned on at the docks, flowers get planted and the grounds get a fresh new look. Thanks goes out to Wesley (Tank) Thompson, our Outside Maintenance Manager, who is tasked with bringing the complex back to life. Great job Wesley!

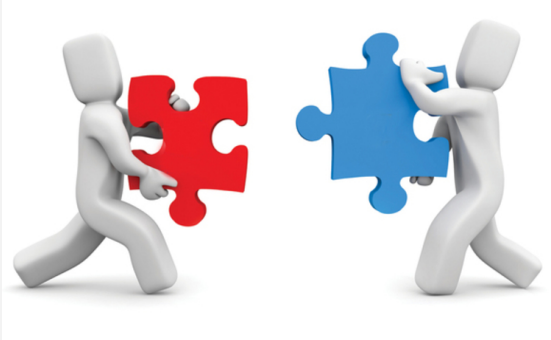


A New MONTHLY Newsletter

This is the first issue of the new newsletter that will be sent to you MONTHLY. At the beginning of each month, the Board will email the newsletter to all unit owners at Indian Pointe. The primary goal is keeping you informed of the business at our complex as well as happenings and activities that might interest you.

Exciting Changes at Indian Pointe

On March 28, Integrity Property Management resigned as the managers of Indian Pointe. This exit offered an



opportunity for the Board to reexamine all of our processes, strengthen many of our controls and look for better ways to protect the unit owners' investments as well as the overall assets of the complex.

A New Structure in Place

Accounting/Back Office

The Board is proud to have hired **Wilson Toellner, CPAs**, a much respected accounting firm, to handle all of our daily accounting and back office needs. Wilson Toellner has a staff of over 30 CPAs and accountants that specialize in condominium operations.

Wilson Toellner is currently the back office for many of the condo complexes at the lake including Four Seasons POA, Bay Point Condo, Osage Vistas, and others.

Other complexes had the best, now we do too.

Your Building Rep

Each building at Indian Pointe has it's own Board representative. Like you, these individuals are unit owners who take the same pride in their home and the complex as you do.

If you have questions or comments concerning your unit/building/complex, navigating the rules and regulations or want to make changes to your unit or dock, your first call or email should always be to your building representative.

They are here to help!

Outside Maintenance

The complex can't function without a qualified team of maintenance professionals looking after the 12 buildings, 6 docks, pwc docks, trailer lot, parking lots and the grounds each day.

The Board sets the priorities for special maintenance projects and the Outside Maintenance Manager works for their completion.

Someone is around 7 days a week to make sure the pools are ready for you, the docks are functioning and grounds look great.

Mace Road Update

Phase 1 Work Nears Completion

If you've been to the complex lately you've noticed the new roundabout and the freshly poured asphalt on Mace Road.

The City of Osage Beach has completed most of the work on Phase 1 of the Mace Road Project. A few things still remain including installing the new Indian Pointe signage and landscaping at the entrance of our complex.

The plan for Phase 2 of the project is in the works and will deal with the rest of Mace Road from Aver Road up to Business 54. According to the City that work doesn't have a start date as of yet.



Routine Pest Control Returns



Multi-unit buildings require routine pest control year round. For years, that was the case at Indian Pointe. But over the last 15 months, a failed experiment to spray less frequently was tried.

In April 2019, the board implemented a return to the monthly pest control schedule. Lower buildings (1,2,3,4,5,6) were sprayed in April. Upper buildings (7, 8, 9, 10 and club house) will be sprayed in May. June the lowers will be sprayed again. July the uppers, and so on. Docks will be sprayed every month between March and November. BEST Pest Control (who handled our pest control needs for almost 10 years) is back. A member of the Indian Pointe Maintenance staff will always escort the pest control agent through each unit.

A notice will always be left behind letting you know that your unit has been sprayed.

Personal Water Craft or Trailer at IP

Is your personal water craft (Jet Ski, Wave Runner, etc) on the PWC dock or is your boat trailer stored on the trailer lot? If so, we need to hear from you.

Please email us at indpnt@socket.net and identify your vehicle by providing a photo, registration number, ID or detailed description.

Don't delay... unclaimed vehicles risk being impounded and towed away.

SAVE THE DATE - Saturday, September 21

1st Annual - Owners Meet and Greet!

Saturday, September 21, 2019 mark the return of the annual Owner Meet and Greet! We all have at least one thing in common and that's Indian Pointe. In the early days the Association would host an opportunity for unit owners to reunite with old friends and neighbors and meet new ones.

MORE INFORMATION TO COME

Mike Mabrey, from building 8, is one the few original owners at Indian Pointe and was part of those events. Mike is now the Building 8 Board Representative so if you would like to help in any way, please contact him. His information, and all of the other building representatives contact information is below.

Next Board Meeting - Saturday May 18

The next regular meeting of the Indian Pointe Condo Owners Association Board will be Saturday, May 18 at 8:30 am. in the clubhouse. The Indian Pointe Marina Association will meet directly following that meeting.

NOTICE OF OPEN MEETING: A meeting of the Board of Directors of the Indian Pointe Condominium Association Board will be held at 8:30 am on Saturday May 18, 2019 at the Club House.

**INDIAN POINTE CONDOMINIUM OWNER'S ASSOCIATION
BOARD MEETING AGENDA**

1. Call Meeting to Order

2. Open Forum – Owners are always encouraged to reach out to their respective building representative (or the building representative at large) to discuss any suggestions, issues or concerns that they may have. The Executive Board meeting is an opportunity for your elected representatives to conduct the business that needs to be addressed. So during the open forum, we ask that a speaker limit their comments or questions to three minutes. A Board member or manager may briefly respond to statements made or questions posed during this time. All persons must follow the Meeting Rules listed at the bottom of this agenda.

3. Approval of March 16, 2019 Board Meeting Minutes

4. Financial Report – Wilson Toellner

5. Committee Reports

- a. Administration
- b. Project

6. Unfinished Business

- a. Architectural Review
- b. September 21 Association Event for Owners – Meet and Greet

7. New Business

- a. Capital Improvement Committee

The next meeting of the Indian Pointe Condominium Association Board will be Saturday July 20, 2019 at 8:30 am in the Club House.

MEETING RULES: As provided in Missouri's "Open Meetings Law," owners may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Attendees may address issues during the open forum portion of the meeting only. Speakers must always observe rules of decorum and not engage in other disruptive behavior. The time guidelines for speaking at an open meeting ensure that others will have an opportunity to speak. Speakers may not allot their time to others. If an attendee becomes disruptive, they may be expelled from the meeting and/or fined.



NOTICE OF OPEN MEETING: A meeting of the Board of Directors of the Indian Pointe Marina Association Board will be held at 10:00 am on Saturday May 18, 2019 at the Club House.

**INDIAN POINTE MARINA ASSOCIATION
BOARD MEETING AGENDA**

1. Call Meeting to Order

2. Open Forum – Owners are always encouraged to reach out to their respective building representative (or the building representative at large) to discuss any suggestions, issues or concerns that they may have. The Executive Board meeting is an opportunity for your elected representatives to conduct the business that needs to be addressed. So during the open forum, we ask that a speaker limit their comments or questions to three minutes. A Board member or manager may briefly respond to statements made or questions posed during this time. All persons must follow the Meeting Rules listed at the bottom of this agenda.

3. Approval of March 16, 2019 Board Meeting Minutes

4. Approval of April 13, 2019 Board Meeting Minutes

5. Committee Reports

- a. Project Committee
 - i. Docks
 - ii. Buoy Replacement

6. Unfinished Business

7. New Business

The next meeting of the Indian Pointe Marina Association Board will be Saturday July 20, 2019 at 10:00 am in the Club House.

MEETING RULES: As provided in Missouri's "Open Meetings Law," owners may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Attendees may address issues during the open forum portion of the meeting only. Speakers must always observe rules of decorum and not engage in other disruptive behavior. The time guidelines for speaking at an open meeting ensure that others will have an opportunity to speak. Speakers may not allot their time to others. If an attendee becomes disruptive, they may be expelled from the meeting and/or fined.

Calendar for May 2019

Pest Control in Buildings 7, 8, 9, 10, Club House and all docks

Sun May 12

HAPPY MOTHER'S DAY!

Sat May 18

8:30 am Condo Owners' Association Board Meeting

10:00 am Marina Association Board Meeting

Mon May 27

Memorial Day

For Sale or Rent

Items for Sale

Golf Cart

3 Dock Boxes

1 Shore Power Cord

2 Fiberglass Dock Boxes

4 Large Buoys

4 Small Buoys Life Jackets All Sizes, All Prices (no cheap orange ones)

Tube

Torpedo

Miscellaneous

Call Sandy 402-304-5506

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.

\$4,995.00

Call Roger Stolle at 314-608-5686

Docks for Rent

Pam Westphal has a slip in Dock 5 for rent. For more information, call 217-415-9434.

Dock 3, Slip 8 is a 12 x 32 slip with yearly rental of \$2,000. For more information, call Eric Pautz at 607-857-5746.

Steve Hall has a slip available for trade in Dock #5, it's a 15x40 slip that he would like to trade for a 10x30 slip and cash. For more information, call 515-238-4685.

Jeff Seele has a 11 x 32 slip on Dock 3 and a 15x40 slip on Dock 5 for rent. For more information, call 314-971-3352.

Peter Otte has a 15 x 36 slip on Dock 3 available for rent. For more information, call 319-961-1995

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

Units for Sale

Unit 713 with Boat Slip and Lift

Turn Key - 2 bedroom furnished unit, recently painted, new ceiling fans, heating and cooling 5 years old, water heater, refrigerator, stove and microwave 4 years old, some new flooring, one bathroom recently updated. Great view of the channel from covered deck with a 10 x 28 boat slip with lift \$127,500.

Call Jill Krantz, RE/MAX Lake of the Ozarks, 573-434-1495 or email Jill@krantzproperties.com for more info.

Got something you need to sale or rent and want to offer to your IP neighbors? Email us at indpnt@socket.net

Important Contact Information - Who to Call

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



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.

<u>Building</u>	<u>Board Member</u>	<u>Phone</u>	<u>Email</u>
1	Roger Stolle	314-608-5686	stollero@hotmai.com
2	Dena Mast	319-795-0830	sjmast@mchsi.com
3	Jerry Brewer	913-333-2169	lakejb888@gmail.com
4	Jeff Seele	314-971-3352	seelejeff@aol.com
5	Don Couche	941-993-2548	dcouche@yahoo.com
6	Rich Brewer	636-578-8736	rbebvette@msn.com
7	Glen Goldstein	314-435-0615	glen@glengoldstein.com
8	Mike Mabrey	314-504-3198	mabrey11@gmail.com
9	Kate McIntire	660-3419144	mcintir1@swbell.net
10	Bob Cassout	314-852-2565	bob.cassout@gmail.com
At Large	John Stern	407-740-1162	cynsprince@gmail.com

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For question about your assessments or other accounting issues, please contact Kim at Wilson Toellner, CPA.

Kim Austin

Phone: 573-693-0600

Email: kim@wtcpa.com

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For water leaks or other dangerous situations, please contact Maintenance.

Phone: 573-348-4155

Indian Pointe Condominiums

PO Box 280

Lake Ozark, MO 65049

573-348-4155

Email: indpnt@socket.net

Web: indianpointeloz.com

[Email Website](#)