



**INDIAN
POINTE**
CONDOMINIUMS

January 2023

Hello everyone and Happy New Year!

We hope you enjoyed the holiday season and wish you all the very best in 2023.

We accomplished many projects and tasks in 2022 and we head into 2023 with the challenge of replacing lakeside decks (next page for more details). Deck replacement is a necessity that will ensure safety and add value to our investment. Your attention and patience as we work through the required details is appreciated.

We encourage you to attend the next Board of Directors Meeting on January 21st. The meeting will be held in-person as well as virtually on Zoom. In order to streamline the meeting, run in an orderly fashion, and remain on schedule, it is important for owners to hold their comments until the "Open Forum" portion of the meeting.

On behalf of the Board of Directors, here's to a safe and healthy new year!

Dan Paulson, President

Rich Clausen, Vice President

Indian Pointe Condominium Association Board of Directors
Indian Pointe Marina Association Board of Directors

BOARD OF DIRECTORS MEETING

Saturday, January 21, 2023

8:30 a.m.

In-person and via Zoom video conference

Please submit your request for an invite to join via Zoom
no later than Friday, January 20th at 5:00 p.m.

support@mam-llc.com



COMMUNITY NOTES

LAKESIDE DECKS

If you were not able to attend the Annual Owners Meeting on November 12th, please visit the Association's website and review the Annual Meeting Power Point presentation and draft of the minutes.

Based on the engineers' inspections of the lakeside decks thus far, it is apparent we need to start a deck replacement project. Due to the original deck design contributing to age and wear that went unnoticed, a structural redesign is necessary to meet current building codes. The new design will address the connection between the unit and rim beam as well as post and railing failures. Higher quality deck materials will be used including steel posts, glulam rim beams, and aluminum deck balusters that will comply with current building codes and ensure longevity.

Deck replacement is required by law to have proper permits and municipal building official inspections. Once the engineered deck design is architecturally drawn and the Osage Beach Building Official approves the plan, bids will be obtained from contractors.

A Town Hall Meeting will be scheduled as soon as we obtain definitive information to disseminate. Please watch for updates.

In the meantime, we will be temporarily supporting decks in an acceptable method approved by the Osage Beach Building Official. Several decks have been identified to be temporally supported for safety. Management is in the process of notifying owners of the need to install supports on individual decks.

*Happy
New Year*



COMMUNITY NOTES

2023 ASSESSMENT RATES

As approved by owners during the 2022 Annual Meeting, the 2023 base assessment (Unit Fund) rate is \$2.50 per square foot per year and the Capital Improvement/Reserve assessment is \$0.80 per square foot per year. The Marina assessment rate is \$1.60 per slip square foot per year. The Cable TV and Internet services will be billed at \$144.42 per unit per quarter and the water/sewer will be billed at \$131.41 per unit per quarter.

The Board of Directors would like to remind all owners about the importance of paying assessments promptly. Doing so helps to improve cash flow and ensures the operations continue without any delay or interruption of services.

ASSOCIATION'S INSURANCE AGENCY & CARRIER

The Association's insurance agent is Mr. Steve Naught with the Naught-Naught Agency in Eldon, MO, representing Auto-Owners Insurance. You are encouraged to provide his contact information to your agent or you may contact Steve with any questions to ensure you have the proper HO-6 coverage in place.

Steve Naught 573-348-2794 / stnaught@naught-naught.com

UPCOMING BOARD OF DIRECTORS MEETING

January 21, 2023

March 18, 2023

May 20, 2023

July 15, 2023

September 16, 2023

Annual Owners Meeting – November 11, 2023

COMMUNITY NOTES



FIREPLACES

The last inspection of the fireplaces in the community was conducted three years ago by a Certified Chimney Sweep who, at that time, recommended the Association consider the age of the fireplaces and chimneys. They are over 30 years old, which is considered the useable service life of prefabricated fireplaces and chimneys. Parts to repair the fireplaces are no longer manufactured or are obsolete.

Many condominium complexes have made the decision to prohibit wood burning in fireplaces and most owners opt to install a quality electric unit to keep the fireplace active, with much less risk.

This topic will be an agenda item for the January 21st Board meeting. The Board will consider input from Unit Owners and recommendations from the Associations' insurance provider as well as the Osage Beach Fire Protection District Fire Marshall.

Please plan to attend the meeting if you would like to comment. Additional details will be disseminated after the Board of Directors Meeting on January 21st.

ARCHITECTURAL REVIEW

Please remember to obtain approval **prior** to purchasing any materials or beginning construction. If you hire a vendor to work in your unit, it is extremely important to ensure the vendor you hire is fully insured.

The Architectural Review form is available as a download or online submission. The application can be accessed on the Association's website at www.indianpointeloz.com. Go to "Information", "Documents & Forms", and then to "Architectural Review Application".





COMMUNITY NOTES

UNIT ACCESS

Please ensure the Association has a key or code to your unit. The governing documents require the Association has access to all units in the event of emergencies. If the Association does not have a key or code to your unit, pest control cannot be performed and if there is an emergency requiring entry to your unit, the door will have to be opened with force or, the services of a locksmith will have to be used, with that expense assessed to the unit owner.

KEYLESS ENTRY

It is highly recommended that you install a keyless entry door lock on your unit. This prevents lock-out situations and doesn't require Management and Maintenance to keep track of traditional keys. Installing a keyless lock also prevents situations where an owner requests Management to provide a key to a vendor or repair service who, in-turn, fails to return the key. In addition to convenience, a keyless entry gives you the benefit of tighter security and access control. It will allow you to assign different codes to Management and Maintenance, family members, service companies, etc. and you can deactivate a code at any time. For example, the code you give the HVAC repairman can be deactivated as soon as the work is completed.

As an added security measure, many owners install a small lock box on the door frame to store a back-up key in case the keyless entry battery fails. However, most keyless entry systems have a warning detector to alert you when the battery is low.

PLEASE CHECK YOUR BATTERIES

A good rule of thumb is to change the thermostat batteries every year. A low battery can cause inaccurate readings on the thermostat, which means the thermostat may kick on when it's not supposed to, the room temperature may be incorrect, and the central system may not work at all. Also, please check your batteries in smoke detectors and keyless entry access control, if applicable.



COMMUNITY NOTES

DUMPSTER REMINDERS

- ⇒ Dumpsters are strictly for use by Indian Pointe occupants, guests and tenants.
- ⇒ The dumpsters should be used for household waste only.
- ⇒ Cardboard boxes/containers must be broken down.
- ⇒ The dumpsters may not be used for the disposal of construction materials such as cabinets, tiles, or paint, nor for disposing of furniture or appliances.

If you witness these types of materials being disposed of, please contact the Management Office immediately. Anyone found using the dumpsters for prohibited material will be fined and charged for the cost of removing and transporting the material by the waste company.

Your cooperation in regard to this matter is greatly appreciated!

PLEASE REPORT ANY SUSPICIOUS ACTIVITY

If you see something unusual or suspicious within the community, please **call 911**.

You can **REPORT A COMPLAINT** with an Online Submission. Go to the Association's website, under secure "**Documents & Forms**" then to "**REPORT A RULES & REGULATIONS COMPLAINT**". All complaints are investigated.

"It seems like everything sleeps in winter, but it's really a time of renewal and reflection."

Elizabeth Camden

COMMUNITY NOTES

EAGLE DAYS

Get out your coats, hats and gloves for one of the most popular winter events at the Lake of the Ozarks. Ameren Missouri's Lake of the Ozarks Eagle Days will return for its 24th year at the Lake on Saturday, January 7, 2023. Approximately 1,500 – 2,000 people attend each day of the event.

Members of the Missouri Master Naturalist - Lake of the Ozarks Chapter are planning to be on hand with viewing scopes at both the Bagnell Dam River Access below Bagnell Dam and Willmore Lodge.

Over 60 area businesses and organizations come together to make this event possible and remain free to attend.

<https://www.lakeoftheozarkseagledays.com/>

Don't forget to bring your binoculars!



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

VISIT OUR WEBSITE

www.indianpointeloz.com

User ID: Indianpointe

Secure Password: condos2021#

COMMUNITY NOTES

ARE YOU READY FOR COLD WEATHER? IT IS BETTER TO BE SAFE THAN SORRY!

Soon, winter will bring in snow and ice.

Snow removal for the complex is performed by the Management Company. The snow removal on Mace Road is performed by the City of Osage Beach.

We ask every owner to be aware of potentially dangerous situations during bad winter weather and use caution. Be sure to check the local weather report before heading out. Winter weather can be tricky and forecasts are not always accurate.

You can sign up for the Missouri Department of Transportation, Travel Condition Updates at: traveler.modot.org.

Use **CAUTION** at all times! Most slip and fall accidents occur as a result of underestimating surface conditions. **ALWAYS HOLD ONTO THE HANDRAILS!**

Please be patient and allow the Maintenance Crew and Management to “manage” each storm to the best of our abilities. Conditions resulting from each storm depend on the mood of Mother Nature. Please be sensitive to the varying conditions.

PLEASE NOTE: Immediate priority for shoveling/blowing will be provided for those residents who have serious medical conditions or who work in any emergency profession. If one of these categories applies to you, please contact Management.

If you are not residing in your unit for an extended period of time during the winter, please inform Management so a concentrated effort can be made to clear areas for those who need to access their units.

We will focus on blowing snow off stairs and landings and spreading ice melt. We will place containers at each door for your convenience to lightly spread as needed; be reminded that a large amount of ice melt is hard on wood decks and stair steps.

Please note, salt and ice melt does NOT instantly melt ice. Its effectiveness is very limited as temperatures drop below 20 degrees and snow may exist anytime temperatures drop below 40 degrees.



COMMUNITY NOTES

WINTER CHECKLIST

Please follow the procedures below when leaving your condo for an extended period of time (more than 24 hours). Be sure all Guests in your unit also follow these procedures:

1. Leave **HEAT** set at a **MINIMUM OF 55 DEGREES** to avoid water pipes from freezing.
2. TURN THE MAIN WATER SUPPLY TO YOUR UNIT **OFF**.
3. Turn the breaker to the water heater **OFF**.
4. Lift the ice-maker arm up, to the **OFF** position.
5. Leave cabinet doors open under sinks to circulate warm air and prevent freezing pipes.
6. Change batteries in keyless entry if needed.
7. Change your furnace filter to improve the quality of air and improve operational efficiency. Best practice is to change every 90 days.

MARINA

- All docks have been winterized.
- Please remove all valuable items from boats and dock lockers over the winter months. The Association is not responsible for theft or damage to boats or personal belongings on the docks.
- For your safety, please stay off the dock ramps when conditions are icy!
- All boat lifts must be raised when boats are out of the slip.





COMMUNITY NOTES

ARE YOU GETTING READY TO SELL YOUR UNIT?

Before listing your unit for sale, here are some things you should do:

- Contact the Accounting Office to ensure all financial obligations are met with the Association.
- Inspect all owner-responsible maintenance items and submit an Architectural Review Application if repairs or replacements are needed. Your inspection should include:
 - ⇒ Dock slip banding boards and vinyl trim
 - ⇒ Dock slip electrical outlet
 - ⇒ Unit fogged windows and patio sliding doors
 - ⇒ Lakeside deck beams, spindles, paint
 - ⇒ Storm doors
 - ⇒ Installation of a heat pump drain pan, if needed
- Contact the Management Office to request a review of maintenance items owners are responsible for maintaining in accordance with the governing documents. Without your request for a review, we are only notified at the time the resale certificate is requested, which is after a contract has been accepted. It's best to perform the review prior to receiving a contract on your unit to avoid any surprises. The review addresses items that are visible outside your unit. This review is **not** considered a replacement for a "Home Inspection", which is a detailed inspection addressing maintenance needs inside the unit.
- All leased dock slips require an "Assignment of Boat Slip Lease". The dock slip must be returned to its **original** condition prior to the sale of the unit and reassignment of a slip lease.

FLAG POLE DONATIONS

Monetary donations are still being sought to purchase a large American flag and a lighted commercial-grade flagpole.

If you would like to donate towards a flag and flagpole, please send a check payable to the Indian Pointe C.O.A. with "Flag & Flagpole" written in the memo field.

Please mail to:
Indian Pointe C.O.A – Veterans
Donation
c/o MAM, LLC

THANK YOU

Bob & Marie Cassout
Loren "Mac" McCormick
Alan Messick
David & Joyce Furnell
Jeff & Barb Seele
Candy Feltz
Kathie & Jim Handel
Kurt & Peggy Lage
Keith & Michelle Lage
Bernie Koehne
Daniel & Jacqueline Hathaway
Lilli Heinrich
Jerry Brewer
Ron & Sharon Johnson
Sandra Schindler
Roger Stolle
Penny Flavell

OWNER MARKETPLACE

UNITS AVAILABLE FOR SHORT-TERM RENTAL

Building 1 – Top floor, 2-bedroom, 2-bath. Sleeps 4

Contact Joe: 402-312-3601

Building 2 – 2 bedroom, 2-bath. Sleeps 6

Contact Steve Roederer: 913-244-2022

Building 3 – 3-bedroom, 3-bath. Sleeps 9

Contact Jerry: 913-333-2169

Building 9 – 2-bedroom, 2-bath. Sleeps 6

Contact Jerry: 913-333-2169

Building 4 – Top floor 2-bedroom, 2-bath. Sleeps 5

Contact Jeff Seele: 314-971-3352

Building 2 – 2-bedroom, 2-bath. Sleeps 6

Contact Shelley Koopman: 712-299-5611

Unit 322 – 3-bedroom, 3-bath. 4 queen beds, Sleeps 8

Contact Kurt: 314-249-4472

Unit 341 – 2-bedroom with loft, 2-bath. Sleeps 6

Contact Kurt: 314-249-4472

DOCK SLIPS FOR RENT

Dock 1 Slip 7 – 10' x 28' – Short-term dock slip rental

Contact Jerry: 913-333-2169

Dock 1 Slip 15 – 10' x 28' with Economy lift. Summer or full-year rental

Contact Nichol Gottman: 573-268-8778

Dock 2 Slip 9 – 11' x 32' – Short-term rental

Contact Shelley Koopman: 712-299-5611

Dock 3 Slip 10 – 15' x 36' – Annual or monthly rental

Contact Pete: 319-961-1995

Dock 4 Slip 15 – 10' x 28' – Annual or monthly rental

Contact Kurt: 314-249-4472

Dock 4 Slip 9 – 13' x 48' – Annual, weekly, or short-term dock slip rental

Contact Kurt: 314-249-4472

Dock 4 Slip 12 – 11' x 28' – Slip rental

Contact Luke Lulich: email: luke.lulich1056@charter.net / phone: 708-728-5724

Dock 4 – 10' x 24' – Slip available for short-term, monthly, annual dock slip rental

Contact Jeff Seele: 314-971-3352

Looking for a short-term dock slip rental for your guests?

Contact Jeff Seele: 314-971-3352



OWNER MARKETPLACE

SERVICES

BRINGING THE GYM TO YOU! TK Training is offering a \$15 discount for all in-home personal training if you reside at Indian Pointe. Call today for more information!

402-518-1418

UNITS FOR SALE

Unit 821 is For Sale! 950 sq ft, 2-bedroom 2-bath. Corner unit with great lake view. Large 15' x 36' slip on Dock 3. New flooring and stainless appliances. \$300,000.

Contact Pete: peterotte73@gmail.com. Text or call: 319-961-1995

Unit 921 is For Sale! End Unit. Newer windows and doors. All exterior doors replaced. Water softener system. 10' x 28' Slip and all furnishings included. Proven rental income.

Contact Jerry at spoiledyachtin1@gmail.com.

WANTED

Interested in purchasing a Slip on Dock 1, 2, or 3

Contact Joe: 402-312-3601

Interested in purchasing a Slip on Dock 4, 5, or 6

Contact David or Elise: 217-556-5680 or 217-827-0974

ITEMS FOR SALE

Boat Lift: 6600 lbs. Hydro Hoist with 2 remotes, bunked for tritoon, located on Dock 6. \$6,000.

Contact : David 402-657-3307

Boat: 2005 Regal 33', 68 hours

Contact Jane: 816-289-5936

COMMUNITY CONTACTS



Building 1:
Roger Stolle
stolleroeger@hotmail.com



Building 3:
Jerry Brewer
jbrewerip@gmail.com



Building 4:
Jeff Seele
jseeleip@gmail.com



Building 5:
Brooke Morehead
brooke727@hotmail.com



Building 6:
Alan Messick
amessickip@gmail.com
Secretary



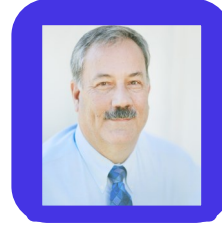
Building 7:
Dan Paulson
dpaulsonip@gmail.com
President



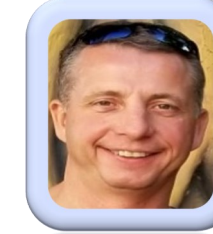
Building 8:
Robert Otte
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Treasurer



Building 9:
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ingeroark@gmail.com



Building 10:
Bob Cassout
bcassoutip@gmail.com



At Large:
Rich Clausen
rclausenip@gmail.com
Vice President



**For questions concerning the
Association's operation of facilities:**
Missouri Association Management, LLC.
Della Miller, CMCA, AMS, PCAM
573-552-8334
E-mail: dmiller@mam-llc.com

**For questions regarding assessments,
billing and other financial concerns:**
Wilson, Toellner & Associates, CPA, LLC
Kim Austin
660-851-2463
E-Mail: kim@wtcpa.com

Emergency Maintenance – After Hours
1-800-467-4150