



**APRIL  
2020**

## **Board of Directors Meeting**

The COVID-19 virus continues to change every aspect of our lives and Condominium Associations are no exception.

While social distancing is necessary, the Board of Directors realizes the need to continue operating and administering to the association's business and meetings are a large part of that.

The Board postponed the March meeting, which has delayed movement on deciding how to address the Reserve funding and getting Indian Pointe Condominium Association on track. Once a new date for the next Board Meeting is decided, it will be communicated to you. Please watch for e-mail updates.

As stated by a Chicago Doctor's recent speech on COVID-19, *"If we all do our part, our world will go back to normal and we will look back on the COVID-19 as a piece of what happened in our whole lives."*

**Thank you all for your patience and understanding**

## **2020 OWNER INFORMATION**

Thank you for providing management with your updated contact information. This information has already proven helpful in notifying owners of important property matters. If you have not updated your information yet, please do so. The form can be obtained on the Association's website at [indianpointeloz.com](http://indianpointeloz.com).





## COMMUNITY NOTES



### COMMON AREA VS. LIMITED COMMON AREA

It is important to understand the difference between “Limited Common Elements” and “Common Elements”.

Limited Common Elements are areas or components that are exclusively used by a unit owner or shared owners. They may be components that not all units have – such as balconies, chimneys, etc. Limited Common Elements are exclusively used and NOT equally shared.

Common Elements are things equally “shared” by all. The Association is responsible for maintaining these areas and components, as well as grounds care, repairing roof leaks, etc. with funds collected from regular dues/assessments and Reserve Replacement funds where necessary.

### MAINTENANCE RESPONSIBILITIES

All maintenance or repairs to any Limited Common Element is charged to those Unit Owners that share said Limited Common Element.

The maintenance, repairs and operation of Association facilities is a common expense, shared by all Unit Owners.

The common theme and practice are that maintenance/replacement of Limited Common Elements may be assessed to the benefiting Unit Owner, unless said maintenance/replacement is provided to ALL owners.

### SECOND QUARTER ASSESSMENTS

Assessment statements have been sent by E-MAIL to all Owners, they are due 15 days after the date of the invoice. As communicated in previous newsletters, this invoice, as well as the next two invoices, will reflect the Water, Sewer and Cable TV 2019 shortfall, as well as the 2020 increased rates.

#### Mail your check to:

Indian Pointe Condominium Association  
P.O. Box 280  
Lake Ozark, MO. 65049

**Missouri Association Management, LLC**

AAMC® Accredited Association Management Company

2121 Bagnell Dam Blvd. Lake Ozark, MO 65049 Phone: 573-552-8334 Fax: 573-552-8336 Website: [www.mam-llc.com](http://www.mam-llc.com)





## COMMUNITY NOTES

### TRASH

Please don't throw mattresses, appliances, construction materials or furniture into or next to any dumpster. Disposal of such items is your responsibility. This is not just messy but it is costly to ALL owners.

Owners who have additional items to dispose of can do so by dropping items off at Republic's transfer station, off of Y road, for a fee. If you are unable to haul items to the transfer station, please contact Della Miller at 573-552-8334 or [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com) to arrange for the additional service and ensure you are billed for your additional items.



### FIRING UP THE GRILL!

Now that some warmer weather is finally on its way, the wonderful smell of steak on the grill will soon delight our senses. And while we love those juicy steaks and grilled vegetables, grills bring great responsibility with them.

Cooking is not allowed on the pool decks, parking lot side decks, parking lot, docks or entry walkways. Propane or electric grills are the only authorized grills which may be used on the lakeside decks. A fire extinguisher is required on decks with grills on them. Grills should be kept as far away from structures as possible.

Charcoal grilling is **ONLY** allowed on the charcoal grill provided in the picnic area.

### POOL OPENING

The pools will open as soon as the Health Department approves and weather permits. Please be sure to follow all posted rules and remember, NO Lifeguard on Duty!



# COMMUNITY NOTES



## PARKING

During the upcoming busy season, parking is always a concern. If you plan to have guests with multiple vehicles, please utilize the parking in unassigned spaces. We ask you to limit the number of vehicles, when possible, on holidays and weekends.

## PEST CONTROL SCHEDULE

All Units are sprayed every other month throughout the year. Docks are sprayed every month between March and November.

A member of the Indian Pointe Maintenance Staff will always escort the pest control agent through each unit and a Notice of Entry will be left in each unit.

## WATER HEATERS

If your water heater is over 10 years old, it is probably time to replace it to prevent water leaks and potential damage to surrounding units. Each Owner is responsible for their own water heater should it fail. Should you need assistance, please feel free to contact Della Miller at 573-552-8334 or [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com).

## MARKET PLACE

If you wish to advertise in this section, please submit your ad to: [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com) by the 15<sup>th</sup> of the month, prior to the upcoming newsletter.

### **DOCK SLIPS FOR RENT**

Dock 4 - 16'x48' prime cruiser slip (largest in Marina) available for yearly rental. Call Jeff Seele (314) 971-3352.

Dock 4 - 10'x28' slip available for yearly rental. Call Jeff Seele (314) 971-3352.

Looking for a nightly dock slip rental for your guests? Call Jeff Seele (314) 971-3352.

The Indian Pointe Marina Association owns two PWC docks. PWC drive-on's are available to lease for \$250 per calendar year or a nightly fee of \$25.

Trailer parking is available for \$100 per calendar year. The trailer parking lot is located on Mace Road up the hill from the traffic circle entrance to Indian Pointe.

If you are interested in a PWC drive on slip or trailer parking, please contact Della Miller at 573-552-8334 or [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com).





## COMMUNITY NOTES

### SPRING CLEANING – MAINTENANCE TIPS

Spring is a great time to get ready for warmer weather and doing a few cleaning and maintenance checks on your unit will make the transition from winter to summer enjoyable.

Water Lines – Due to the dramatic fluctuation in temperatures this winter, please realize all water lines are susceptible to potential breaks leading to water damage. Please follow these critical procedures each time you visit your unit.

SLOWLY turn on the main water valve, allowing the water pressure to slowly build up in the lines. Thoroughly check for any signs of a leak such as a spraying sound or other unusual noise in the wall. Look for moisture around all sinks, ice maker lines, water heaters, toilets and washing machine lines.

REPORT TO MANAGEMENT IMMEDIATELY any water leak (even if it is minor and can be cleaned up quickly) so surrounding units can be checked for potential damage.

Check the A/C – It might not be warm enough to switch over the air conditioning yet, but it is time to turn on your in-unit air conditioning and let it run for a bit. It's better to know if it needs repairs now than in the heat of summer. Now is also a good time to replace your filters and clean the coils on the outside unit.

Dryer Vents – Now is a good time to get the dryer vent runs cleaned. This is an important fire safety item and an often-overlooked necessity.

Change the Batteries in Safety Equipment – Check the batteries in your smoke detector and thermostats (if applicable) and replace them if necessary.



### WELCOME NEW OWNERS

Unit 432 - Randy & Linda Dessau  
Unit 522 - Jamison & Alicia Liabold



## COMMUNITY NOTES



### DE-WINTERIZING YOUR BOAT– TIPS

Look for Noticeable Damage – Check the lift and boat for any damages.

Clean the Boat – This will help you identify any problematic areas.

Check All Important Components –

- Engine
- Test Electronics
- Cooling System
- Fluid Levels
- Battery
- Distributor
- Belts, Cables and Hoses

Check Your Boat Lift – The changes in temperatures can affect your boat lift. Bushings, nuts, bolts and hoses should be inspected. Check your GFI outlet to ensure proper operation.

PUT SAFETY GEAR IN YOUR BOAT AND HIT THE WATER!

Due to the current COVID-19 concerns, April Fools Day has been canceled. However, your Board of Directors, Missouri Association Management, LLC and Wilson Toellner, CPA would like to wish you and your family a Happy Easter!





# COMMUNITY COMMUNICATIONS



If you have a question or comment regarding the community in general or a specific concern, please contact your building representative Board Member to discuss these particular issues. Your representative will take the information to the full Board of Directors for consideration.

## Board of Directors - Building Representatives:

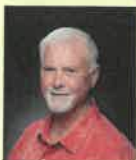
<b>Building 1:</b>	<b>Roger Stolle</b>	<b>stolleroger@hotmail.com</b>
<b>Building 2:</b>	<b>Dena Mast</b>	<b>dmastip@gmail.com</b>
<b>Building 3:</b>	<b>Jerry Brewer</b>	<b>jbrewerip@gmail.com</b>
<b>Building 4:</b>	<b>Jeff Seele</b>	<b>jseeleip@gmail.com</b>
<b>Building 5:</b>	<b>Don Couche</b>	<b>dcoucheip@gmail.com</b>
<b>Building 6:</b>	<b>Alan Messick</b>	<b>amessickip@gmail.com</b>
<b>Building 7:</b>	<b>Glen Goldstein</b>	<b>ggoldsteinip@gmail.com</b>
<b>Building 8:</b>	<b>Mike Mabrey</b>	<b>mabrey11@gmail.com</b>
<b>Building 9:</b>	<b>Robert Otte</b>	<b>rotteip@gmail.com</b>
<b>Building 10:</b>	<b>Bob Cassout</b>	<b>bcassoutip@gmail.com</b>
<b>At Large:</b>	<b>John Stern</b>	<b>jsternip@gmail.com</b>

**For questions concerning the Association's operation of facilities:**

Missouri Association Management, LLC.  
573-552-8334  
E-mail:  
[support@mam-llc.com](mailto:support@mam-llc.com)



Della Miller



Russ Mitchell

**For questions regarding Assessments, billing and other financial questions:**

Wilson, Toellner & Associates, CPA, LLC  
Kim Austin  
660-851-2463  
E-mail: [kim@wtcpa.com](mailto:kim@wtcpa.com)



## **Emergency Maintenance – After Hours**

**573-480-0163**

**Visit us on-line at:  
[indianpointeloz.com](http://indianpointeloz.com)**

