



INDIAN  
POINTE  
CONDOMINIUM

February  
2021

The Board of Directors held their meeting on January 16, 2021. Thanks to all who attended the meeting via Zoom. Some brief notes of that meeting follow:

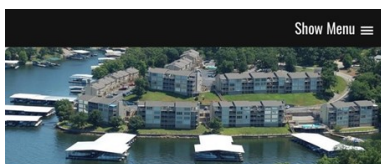
- A contract was approved to address the erosion problem on the lakeside of Buildings 1 & 2. The erosion is a concern that has escalated to a level of immediate resolution. The scope of the project will include building a retaining wall and bringing in proper fill material to stabilize the hillside. All materials will be brought in by barge.
- A decision was made to change the lawn service vendor. The erosion control and parking lot projects may reduce mowing needs; therefore, in an effort to save money, the Board selected a contractor to mow on an as-needed basis.
- The Missouri Association Management, LLC. (MAM) contract was approved through December 31, 2021. The terms of the contract will remain the same as 2020; however, maintenance and grounds services will be charged by the hour.
- It was discovered, this past fall, while performing deck repairs, that condensation from heat pumps on elevated decks caused damage to the wood as well as discharges water to the deck(s) below. A decision was made to require a stainless-steel drip pan, positioned under the heat pump unit and piped to a down spout, in an effort to protect the deck and redirect water from other decks.

The Board of Directors will host a Town Hall meeting on February 20<sup>th</sup> at 10:00 a.m. at The Church at Osage Hills. This is the same venue used for the Annual Meeting which allowed enough space for social distancing. On behalf of the Board of Directors, we encourage you to attend. Hope to see you there!

*Bob Cassout*

*Jeff Seele*

Indian Pointe Condominium Association Board of Directors



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



# COMMUNITY NOTES

## TOWN HALL MEETING

SATURDAY

FEBRUARY 20, 2021

10:00 A.M.

WHERE:

**The Church at Osage Hills (Fellowship Hall)  
5237 Osage Beach Parkway, Osage Beach, MO 65065**

**Important**

Please join the Board of Directors and Missouri Association Management, LLC. (MAM) for an opportunity to learn the status of infrastructure projects and address questions or concerns you may have.

Your attention and input are important to our community!

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Upcoming Board of Directors meetings will be as follows:

March 20, 2021

May 15, 2021

July 17, 2021

September 18, 2021

November 13, 2021 - Annual Owners Meeting

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# PARKING LOT UPDATE

Construction is underway, removing old asphalt and installing storm drains. The plan was to start on the lower level; however, due to some underground utility interference resulting in additional permits, work is postponed on the lower level until necessary permits are obtained. To keep the project moving, the construction crew will move to the parking lot in front of Building 10 and begin addressing drainage issues in that area. Please know this plan can change suddenly as the contractor needs the drainage issues taken care of before the asphalt plant opens in April. We are still on target to have this project completed by Memorial Day.

Be prepared for inconveniences.

- At this time, ingress for Buildings 1-5 will also be the egress. Please enter and exit with caution. To enter the parking lot for Building 6, you will need to do so from Orville Dr., down from the maintenance building.
- Due to heavy equipment, during construction, there will be no “guaranteed” parking spaces.
- Please communicate this with all guests and renters.
- As a precaution, please keep children away from all construction areas and equipment.
- Construction will begin every day at 7:30 a.m.
- It is likely dumpsters will be relocated during the construction project.

Thank you for your understanding and patience during this construction project.

Please watch for updates as we will keep you posted on the progress.



# COMMUNITY NOTES

## COMMUNICATION

If you have a Gmail e-mail account and are not receiving notices such as pest control, parking lot updates, water shut-off notices, etc., they may likely be directed to your Spam or Promotions folder.

There are a few options for correcting this issue:

1. Drag/move the latest email into your Primary tab by clicking and dragging one of the emails from the Promotions/Spam tab up to the Inbox. By doing so, all future emails from us should be delivered to the Primary/Inbox tab.  
Another method would be to right click on our email and choose "Not Spam".
2. Add the "from" email address into your Contacts/Address Book so future emails appear in the primary tab.
3. If using Gmail, you can disable tabs (such as Promotions/Spam) in the account settings, which will force all emails into the Inbox.

Please ensure you are receiving all notices from us. This is important as the parking lot replacement project continues to progress.

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## CLUBHOUSE ACCESS

The lock on the Clubhouse has been upgraded to a code entry. The door code is: **0840**

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## UPDATE YOUR CONTACT INFORMATION

Management must have current information on file for every unit. This helps us locate you in case of an emergency. On occasion, Management has had to contact Owners only to discover a telephone number on file is no longer current.

Please review the contact information management has for you on the website, in the Owners Directory. If a change is needed, please update using the Contact Information Form. The form is available as an online submission on the website at [www.indianpointeloz.com](http://www.indianpointeloz.com).

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# SUPER BOWL SUNDAY FEBRUARY 7TH



# COMMUNITY NOTES

## REPORTING MAINTENANCE ISSUES

You can now submit maintenance work orders on the Association's website.

[www.indianpointeloz.com](http://www.indianpointeloz.com)

Go to the **Information** tab and click **Submit Work Order**.

If you are renting a unit in the complex, please be aware that all maintenance issues should be reported directly to your landlord or property management company. Your landlord or property management representative should then contact the Missouri Association Management (MAM) office.

If you are an Owner, you may submit a Work Order request and we will help you determine if the repair is your responsibility or if it is the responsibility of the Association.

Pictures and videos are a great way to communicate the problem, please use the feature on the Work Order program to upload pictures and videos.

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## EMERGENCY AFTER-HOURS

After-Hours Emergency telephone number: **1-800-467-4150**.

After regular business hours, Management has an efficient emergency response system in place. A rule of thumb to use when determining whether or not to call the after-hours number is to place the call if the situation will likely cause personal or property damage if not reported immediately. After-Hours On-Call personnel will be notified and the situation will be addressed. The After-Hours rate is \$50 per hour, minimum of one hour.

Please call the Emergency After-Hours number with problems associated with:

- Interior Leaks
- Water Infiltration
- Flood Related Issues

Central Missouri Plumbing has been taking care of plumbing needs in the complex for the Association for several years. Should you have plumbing problems, you might find it beneficial to use **Central Missouri Plumbing** at **573-964-5331** as they are familiar with the Association's main plumbing system.

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**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

## NOISE

The condominium units were constructed without an emphasis on reducing the transmission of sound from unit to unit. As a result, please realize that any loud sounds you or your guests make are quite likely to disturb your neighbors. If you are contemplating a flooring upgrade, please consider a soft surface that will help muffle the sound transmissions from one unit to the other. Frequently, the main complaint lower unit owners have regarding units above with hard flooring surfaces, is the noise the upstairs people make when walking in shoes, and children / pets running and playing on the hard surfaced floors. Please be conscious of loud stereos and TVs, and opening the sliding doors to the back patio; the doors are heavy, making a loud sound below.

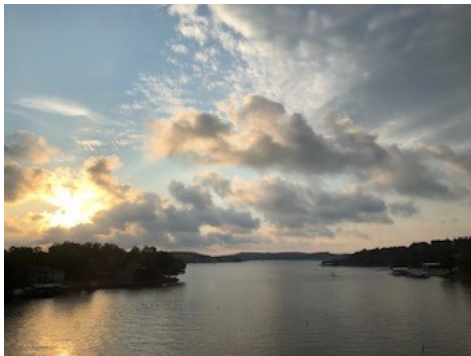
Thank you for your understanding and respect.

## DUMPSTER INFORMATION

Please be advised the dumpsters are only for the use by Owners and their tenants. The dumpsters throughout the complex are for normal household waste. The dumpsters may not be used for the disposal of construction materials such as cabinets, tile, 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 charged for the cost of removing and transporting the material by the waste company.

Your cooperation in regard to this matter is greatly appreciated. If you have large items to dispose of, please contact **Republic Services** for a special pickup: **573-346-6077**.

Please inform all guests and renters NOT to park in front of the trash dumpsters. The trash is picked up on Fridays and will not be picked up if the dumpster is blocked by a vehicle.



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HAPPY VALENTINE'S DAY

# COMMUNITY NOTES

## REMINDER: SHORT-TERM (NIGHTLY) RENTALS

Per the Indian Pointe Condominium Association Rules and Regulations, Owners renting their units on a short-term (nightly) basis are required to have an annual Merchant's License with the county and collect/remit lodging/hospitality and state sales taxes as required by law.

A copy of the Merchant's License, along with a list of units the Owner rents, needs to be sent to the Management office:

Missouri Association Management, LLC  
2121 Bagnell Dam Blvd  
Lake Ozark, MO 65049  
Fax: 573-553-8336  
E-mail: [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com)

A Merchant's License can be obtained at the Collectors Office at their respective county:

Miller County Collectors Office: 573-369-1925  
Camden County Collectors Office: 573-346-4440 extension 1200

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## REMINDER: MARINA SLIP OWNERS

Please remove all personal items off the slip fingers no later than **March 1, 2021**. Items remaining on the slip fingers after March 1, 2021 will be removed by the Association and you will be charged accordingly.

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## PWC DRIVE ON SLIP RENTAL

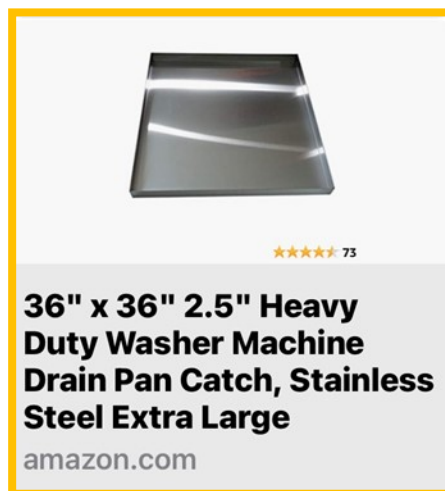
Indian Point Marina Association owns two PWC Docks and leases the drive-on slips for \$250 per calendar year or, a nightly fee of \$25 pending availability. At this time, the Association has five (5) drive-on slips available on PWC Dock 1 and one (1) drive-on slip available on PWC Dock 2. If you are interested in leasing a PWC Slip, please contact Della Miller at [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com) or 573-552-8334. PWC Slip rentals are leased on a first-come-first-serve basis.



# MAINTENANCE NOTES

## HEAT PUMPS

To preserve wooden decks and to prevent dispersing condensation on units below, please install a stainless-steel drip pan under the heat pump and pipe it to a down spout. The material shown below is a good option.



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## SMOKE DETECTORS EXPIRATION DATES

Please check the date on your smoke detectors. Most are stamped with an “expiration date”, typically 10 years after being manufactured. Replace any expired smoke detectors as soon as possible.

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## PLEASE CHECK YOUR BATTERIES!

Please change your batteries in smoke detectors, thermostats, and keyless entry access control, if applicable.

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## REMEMBER TO REPLACE FURNACE FILTERS

One of the most important things you can do to take care of your HVAC system is to change your air filter on a regular basis. This is a task that is easily forgotten.

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**President's  
Day**

**February 15, 2021**





# COMMUNITY NOTES

## ASSOCIATION'S INSURANCE AGENT & CARRIER

You are encouraged to provide the Association's insurance information to your insurance provider to ensure you have proper coverage for your unit. The Association's insurance provider is:

Mr. Jeff Young  
Young Agency & Associates  
2130 Schuetz Rd.  
St Louis, MO 63146  
(314) 432-3127  
[youngacycommercial@amfam.com](mailto:youngacycommercial@amfam.com)

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## WEBSITE

Don't forget to visit our website as it is continually updated with helpful information.

[www.indianpointeloz.com](http://www.indianpointeloz.com)

User ID: indianpointe

Password: condos20!

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If you have questions, concerns, or something to contribute, please e-mail  
[dmiller@mam-llc.com](mailto:dmiller@mam-llc.com)

# OWNER MARKETPLACE

## WANTED

- Interested in purchasing a top floor condo on the lower-level lakefront. Would consider trading a current parking lot level, 3<sup>rd</sup> floor lower-level condo for a top-floor lakeside condo.

Contact Don: [941-993-2548](tel:941-993-2548)

- Looking to trade a 10x32 slip on Dock 6 for a larger slip – Contact Don: 941-993-2548
- Interested in purchasing a slip on Docks 4, 5, or 6

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

- Interested in purchasing a slip on any dock – Contact Josh: 314-276-3397
- Interested in a Kayak and/or paddle board

Contact Gary: 314-920-8891 or [gary.lake@sbcglobal.net](mailto:gary.lake@sbcglobal.net)

- Interested in a 5,000-8,000 capacity boat lift.

Contact Travis Randolph: [travisrandolph@gmail.com](mailto:travisrandolph@gmail.com)



# OWNER MARKETPLACE

## DOCK SLIPS FOR RENT

- Dock 1 Slip 15 – 10' x 28' - Seasonal rental – Contact Nichol: 573-268-8778
  - Dock 4 Slip 15 – 10' x 28' - Annual, weekly, or short-term dock slip 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 3 Slip 10 – 15' x 36' – For rent, any reasonable offer accepted  
Contact Pete: 319-961-1995
  - Dock 2 Slip 9 – 11' x 32' - Short term rental  
Contact Shelley Koopman: 712-299-5611
  - Dock 3 Slip 15 – 10' x 28' - Short term, weekly, or monthly rental  
Text Rita: 323-877-3429
  - Dock 4 – 10' x 28' slip available for short term, monthly, annual  
Contact Jeff Seele: 314-971-3352
  - Looking for a short-term dock slip rental for your guests?  
Contact Jeff Seele: 314-971-3352
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## UNITS AVAILABLE FOR SHORT TERM RENTAL

- Building 4 – Top floor 2-bedroom, 2 bathroom. Sleeps 5  
Contact Jeff Seele: 314-971-3352
- 2-bedroom, 2 bathroom. Sleeps 6  
Contact Shelley Koopman: 712-299-5611
- Unit 322 – 3 bedroom, 3 bathroom – 4 queens. Sleeps 8  
Contact Kurt: 314-249-4472
- Unit 341 – 2 bedroom with loft, 2 bathroom. Sleeps 6  
Contact Kurt: 314-249-4472

♥ Happy Valentines Day ♥

**February 14, 2021**



# COMMUNITY CONTACTS



**Building 1:**  
Roger Stolle  
stolleroger@hotmail.com



**Building 2:**  
Dena Mast  
dmastip@gmail.com



**Building 3:**  
Jerry Brewer  
jbrewerip@gmail.com



**Building 4:**  
Jeff Seele  
jseeleip@gmail.com  
Vice-President



**Building 5:**  
Don Couche  
dcoucheip@gmail.com



**Building 6:**  
Alan Messick  
amessickip@gmail.com  
Secretary



**Building 7:**  
Dan Paulson  
dpaulsonip@gmail.com  
Treasurer



**Building 8:**  
Mike Mabrey  
mabrey11@gmail.com



**Building 9:**  
Robert Otte  
rotteip@gmail.com



**Building 10:**  
Bob Cassout  
bcassoutip@gmail.com  
President



**At Large:**  
Rich Clausen  
rclausenip@gmail.com



**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](mailto: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](mailto:kim@wtcpa.com)

**Emergency Maintenance – After Hours**

**1-800-467-4150**