



April
2021

The Board of Directors held their meeting on March 20th. Thanks to all who attended the meeting. Some brief notes of that meeting follow:

- **Resale Inspection:** A policy was approved to conduct an inspection of limited common elements at the time the Resale Certificate is prepared to identify items that need to be corrected.
- **Prohibition on Construction of Lofts:** Due to modifications of common area rules and Fire District regulations, a decision was made to prohibit future construction of loft spaces. Lofts constructed prior to March 20, 2021 are permitted to remain with a proper stair system that meets code.
- **Flooring Underlayment:** A policy was approved which requires an approved flooring underlayment material for any kind of hard surface flooring material for sound control.
- **Short-Term Rental – Tax Procedure:** Due to a change in the tax procedure for nightly rentals, the current requirement is 1) obtain a State Retail Sale Tax License; 2) register with Tri-County Lodging Association (TCLA); and 3) provide proof of insurance.
- **PWC Slip Expansion:** A decision was made to add 5 upgraded slips to PWC Dock 2. This will accommodate newer, heavier, PWC's. Contact the Management Office for further information.

Stockman Construction has made good progress addressing the parking lot drainage. Asphalt removal began on March 29th on the upper parking lot. Capital Paving is on schedule to pave soon after the asphalt plant opens April 1st; the current plan is to start paving on April 5th. We are still on target to have the entire project completed by Memorial Day. Please watch for e-mail updates on parking restrictions and please inform the Management Office of any special needs. Your cooperation is appreciated.

The retaining wall project to repair the lakeside erosion in front of Buildings 1&2 has been delayed due to the inability to use a barge to deliver the material caused by the low lake level. As soon as the lake level rises, this project will move quickly.

The Board of Directors will host a Town Hall Meeting on April 10th at 10:00 a.m. at The Church at Osage Hills. We will discuss the above items in detail. A representative from the Osage Beach Fire Protection District will attend the meeting and will answer any questions you may have. 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



COMMUNITY NOTES

TOWN HALL MEETING

SATURDAY

APRIL 10, 2021

10:00 A.M.

WHERE:

The Church at Osage Hills (Fellowship Hall)

5237 Osage Beach Parkway, Osage Beach, MO 65065

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!

Upcoming Board of Directors meetings are scheduled as follows:

May 15, 2021

July 17, 2021

September 18, 2021

November 13, 2021 – Annual Owners Meeting



COMMUNITY NOTES

PARKING LOT PROGRESS

A detailed parking lot progress report will be discussed at the Town Hall Meeting on April 10th.



PARKING

Until the parking lot project is completed, parking will be a challenge. Your assigned space may not be available. If you park in front of the parking lot retaining wall on the lower level, please park as close to the wall as you can because parking can get tight in that area. When you park, please always be mindful that enough space needs to be made available for construction equipment and should an emergency vehicle, such as a fire truck or ambulance, need to have access.

TRAILER STORAGE LOT

Accessibility to the trailer storage lot is still limited as Stockman Construction continues to dump fill from the parking lot project. The fill will be leveled off which will provide additional space for trailer storage. If you need access to the trailer lot, please contact Management at: [573-552-8334](tel:573-552-8334) or dmiller@mam-llc.com.

COMMUNITY NOTES

SUMMER SECURITY

Camden County Sheriff's Department off-duty deputies will provide preventative security services during overnight hours on weekends and holidays from Memorial Day to Labor Day. These services help reduce trespassing, noise complaints and covenant violations during overnight hours.

SWIMMING POOLS

Pool 3 has been sandblasted and will be painted soon. Some concrete work will be performed to secure safety rails on the pools. At this time, we anticipate the two heated pools (Pool 1 and Pool 3) will be open by April 30th. Watch for future communication notifications about the pool openings.

RESOLUTION

The Board of Directors, at their meeting on March 20, 2021, approved a resolution to prohibit the construction of lofts. This decision was made due to the structural modification of a common element and due to the lack of egress in such lofts. The Osage Beach Fire Protection District discourages the use of lofts and prohibits lofts being used as a sleeping area. The approved Resolution reads as follows:

Prohibition on Construction of Lofts

The construction and addition of loft space in upper-level units, extending into a building's attic space for any use, is prohibited. Attic space is a Common Element, the use of which is regulated by the Executive Board pursuant to authority granted in Declaration Sections 15 and 34(13) and Bylaw Sections 5.2(l), 12.7 and 12.9. Loft spaces previously approved and existing prior to the effective date of this rule, March 20, 2021, are permitted to remain, subject to compliance with local occupancy restrictions, fire codes, and other applicable local ordinances.

QUIET HOURS - Are from 10:01 p.m. to 7:00 a.m., including decks. This is not only an Indian Pointe rule, it is a City of Osage Beach ordinance. During quiet hours, please remember to be considerate of your neighbors. Activities should not be carried on in any area of the complex which may be or become an annoyance or nuisance to the other owners or occupants.

Noise complaints from 10:01 p.m. to 7:00 a.m. can be registered with Osage Beach Police Department: 573-302-2010 x 0.

Always remember the Golden Rule: **"Treat your neighbors the way you want them to treat you."**



COMMUNITY NOTES

GRILLING

Warmer weather is in the air and we are anxious to fire up the grill! However, please be mindful that grills are the single largest fire hazard to our complex.

At the present time, propane or electric grills are the only authorized grills which may be used on the lakeside decks. However, we have been cautioned that due to past devastating fires in condominium complexes around the Lake area, the Fire Protection Districts have contemplated prohibiting the use of propane grills. If you are considering purchasing a new grill for your condo, please consider **electric**. Electric grills produce no flare-ups and are safer.

IMPORTANT REMINDERS:

- **CHARCOAL GRILLS ARE PROHIBITED** on lakeside decks. The only charcoal grill allowed is in the picnic area at the Clubhouse. Open flame deep fryers and smokers are also prohibited.
- A person must be present at all times on the lakeside deck when any BBQ grill is in operation.
- Proper maintenance and operation are required to ensure excessive smoke does not become a nuisance to adjoining decks and units.
- The Managing Agent has the discretion to remove grills in obvious disrepair or tattered appearance.
- The Managing Agent has the discretion to move grills that are deemed to be a fire hazard to a building.
- A minimum 5 LB fire extinguisher is required on the rear deck when a BBQ grill is present.
- Spare LP tanks must be stored outdoors, on the lakeside deck, not inside the unit.
- Cooking is not allowed on any pool deck, parking lot side deck, dock or entry walkway.

ATTENTION SHORT-TERM (NIGHTLY) RENTAL OWNERS

We have been advised that the tax procedure for nightly rentals has changed and a Merchant License is no longer required. The current requirements are as follows:

- Apply with State of Missouri for Retail Sales Tax License – <http://dor.mo.gov/registerbusiness/>
- Register with Tri-County Lodging Association (TCLA) at www.tri-countylodging.com
Transient Guest Tax.
No cost for either requirement and no annual renewal fee.

Owners need to provide copies to of the following to the Management Office:

- Copy of the Missouri Retail Sales Tax License
- Copy of the TCLA Registration
- Copy of Insurance Policy



COMMUNITY NOTES

ARCHITECTURAL REVIEW PROCESS

To maintain the architectural standard of the complex, approval is required for modifications to all elements visible from the exterior of your unit. These impact the look and feel of the complex. Approval is also required, from Indian Pointe as well as from the City of Osage Beach, for projects that could affect other units, such as a water line or electrical line. Moving walls could affect your neighbors since they are structural rather than merely decorative. Projects that require approval include, but are not limited to, the following:

Condominium

- Flooring – sound control underlayment material required
- Rerouting plumbing
- Removal or relocating walls
- Deck ceiling or flooring
- Awnings
- Storm doors
- Windows
- Patio doors

Marina

- Installation of boat lifts – new boat lifts are required to have remote lift operation
- Extensions
- Electric
- Slip fill-in's

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 & Form"**, and then to **"Architectural Review Application"**.

You will need to submit a detailed description of the proposed improvement as well as provide samples, photos, drawings, etc.

Failure to obtain prior approval, will result in a "stop work" order and a monetary fine.

FLOORING

Condominium dwellers live in such close proximity it is essential to give consideration to any potential noise impact on neighbors when deciding on floor covering options. If you are considering replacing carpet with a hard surface material, you will need to first install a sound barrier material, like cork or other materials, to reduce noise. Proper floor coverings can provide a soundproof quality to reduce the noise affecting the downstairs neighbor.

WINDOWS

Fogged or broken seal windows need to be replaced. Please obtain prior approval for window and or patio door replacement.

Camdenton Glass and Wells Glass have installed numerous window replacements at the complex.

When choosing window coverings, the backing of window treatments must be off-white or light beige in color, no darker than the exterior siding.

COMMUNITY NOTES

LAKESIDE DECK CEILING

If you plan to install a lakeside deck ceiling, you need to obtain prior approval. Please keep the following in mind:

- The soffit material needs to be vented and needs to be in an almond or off-white color.
 - Due to fire safety regulations, ceiling materials must be manufactured out of aluminum material instead of vinyl.
 - During the installation process, the Association requires the run of the soffit material to be front to back, parallel to the deck joists, with firing strips installed to attach the ceiling fan in the center.
-

STORM DOORS

If you plan to install a new storm door, you need to obtain prior approval. In keeping with the architectural standard for new storm doors, only high quality, insulated type doors are allowed as a replacement. Styles being approved are as follows:

¾-glass and full-glass. Color must be dark brown or bronze. Lighter colors and black are not allowed.

A popular storm door for the complex can be ordered at the Home Depot store.

"Happy Easter..May the renewal of life
At Easter bring new
Blessings of love, hope,
Peace, good health &
Happiness to you and
Your loved ones..
Embrace the renewal of life."
—Babz



COMMUNITY NOTES

IN MEMORIAL

We saddened to inform you that on March 5, 2021, Indian Pointe lost a member of the Association, Mr. Bob Jaeckel. Bob previously served on the Indian Pointe Board of Directors and was always willing to volunteer his expertise to the Association. He will be greatly missed.

WELCOME NEW OWNERS



Timothy & Annette Hilyard – 831

Norbert & Michelle Poss – 121

Robert & Shawn Brownlee – 833

David & Joyce Furnell - 541

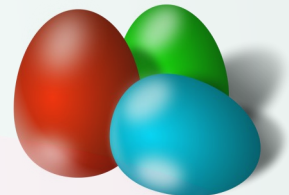
LET'S CELEBRATE

April 1st – April Fool's Day

April 2nd – Good Friday

April 4th – Easter

April 22nd – Earth Day



You won't want to miss the 33rd Lake of the Ozarks

Magic Dragon

Street Meet Nationals

On the Bagnell Dam Strip

April 30th – May 2nd



MAINTENANCE NOTES

REPORTING MAINTENANCE ISSUES

You can report maintenance issues online at <https://requests.onupkeep.com/#/publicrequest/MAM>

The link is available on the Association's website at www.indianpointeloz.com.

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.

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.



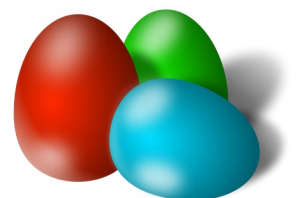
OWNER MARKETPLACE

WANTED

- Interested in purchasing a boat; 26-28 ft, open bow, low hours.
Contact 636-734-6161 or heather.mayfield@ymail.com
- Interested in purchasing a top floor condo on the lower-level lakefront. Would consider trading a current parking lot level, 3rd floor lower-level condo for a top-floor lakeside condo. - Contact Don: [941-993-2548](tel:941-993-2548)
- Looking to trade a 10' x 32' slip on Dock 6 for a larger slip – Contact Don: 941-993-2548
- Interested in purchasing a slip on Docks 1, 2, or 3 - Contact Joe 402-312-3601
- 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
- Interested in purchasing a 5,000-8,000 capacity boat lift.
Contact Travis Randolph: travisrandolph@gmail.com

UNITS AVAILABLE FOR SHORT-TERM RENTAL

- Building 1 - Top floor, 2 bedroom, 2 bath. Sleeps 4.
Contact Joe 402-312-3601
- Building 9 – Nightly rental, 2 bedroom, 2 bath. Sleeps 6
Contact Jerry: 913-333-2169
- Building 3 - Nightly rental, 3 bedroom, 3 bath. Sleeps 9
Contact Jerry: 913-333-2169
- 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



OWNER MARKETPLACE

DOCK SLIPS FOR RENT

- Boat slip – 10' x 28' with economy lift. Summer or full year rental.
Contact Nichol Gottman: 573-268-8778
- Boat slip available for nightly rental 10' x 28'. Contact Jerry: 913-333-2169
- 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 rental
Contact Jeff Seele: 314-971-3352
- Looking for a short-term dock slip rental for your guests?
Contact Jeff Seele: 314-971-3352
- Dock 3 – 11' x 32' slip available for short-term, or nightly rental
Contact Jeff Seele: 314-971-3352

CLUBHOUSE ACCESS

The lock on the Clubhouse has been upgraded to a coded entry system. The door code is: **0840**. If you place an order and want it shipped to the Clubhouse, please make sure to note the entry code number in the shipping instructions.

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



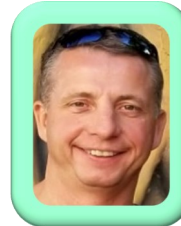
Building 8:
Mike Mabrey
mabrey11@gmail.com



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

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