



DECEMBER 2020

On behalf of the Indian Pointe Board of Directors, we would like to express our sincere thanks to all who attended the Annual Meeting on November 14th.

If you were unable to attend, you may click the links below to download the PowerPoint presentation as well as the Year in the Life of Indian Pointe, which is a compiled list of accomplishments made this year. These two documents contain all of the items discussed during the meeting.

[2020 Annual Meeting Slides](#)

[Year in the Life of Indian Pointe](#)

The Election Results from the Annual Meeting are as follows:

The four (4) Executive Board of Directors (Buildings 2, 4, 6 and 10) were re-elected:

Dena Mast – Building 2
Jeff Seele – Building 4
Alan Messick – Building 6
Bob Cassout – Building 10

Proposed 2021 Operating Budget:
Proposed 2021 Marina Budget:
Proposed By-Law Amendment:

Passed
Passed
Passed

Thanks again for working with us through this difficult year.

On behalf of the entire Board of Directors, we hope this holiday season brings joy, peace and happiness to you and your family. Merry Christmas to all!

Bob Cassout, President

Jeff Seele, Vice President

Indian Pointe Condominium Association Board of Directors

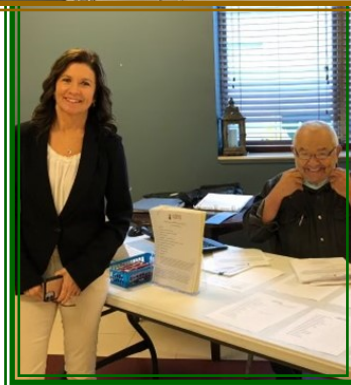


2020 ANNUAL MEETING

You may click on the link below to download the unapproved minutes from the Annual Meeting.

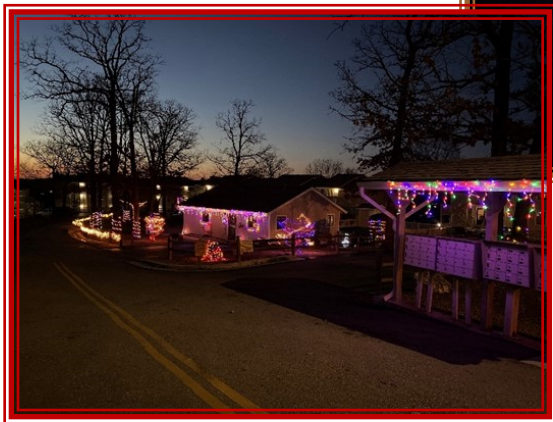
Annual Meeting Minutes – November 14, 2020

Pending Approval



COMMUNITY NOTES

Let us all express a huge **“Thank you”**
to Wesley for decorating our Community for this festive
Holiday Season



COMMUNITY NOTES

SAVE THE DATE

Due to the recent spike in the COVID-19 pandemic, these meetings may be held virtually.
Further information will be communicated.

BOARD OF DIRECTORS MEETING – January 16, 2021

TOWN HALL MEETING – PARKING LOT UPDATE - February 20, 2021

UPDATE CONTACT INFORMATION

It is important for the Association to have your current contact information, in the event of an emergency. Please download the contact information form by clicking **HERE** and return it to the management office or you may use the online submission form on the Associations website at www.indianpointeloz.com. Go to Information and then to Documents & Forms.

As promised, the new signs for the complex have been delivered and will be erected soon.

Sneak Peek



COMMUNITY NOTES

PWC SLIPS

If you are currently leasing a PWC slip and don't plan to renew your lease in 2021, you will need to inform management by December 15, 2020 and have your PWC removed by January 1, 2021. Unless you inform management that you don't plan to renew, your lease will automatically renew.

PWC Slip rentals are based on a daily rate of \$25 or calendar year, January 1 – December 31 rate of \$250. There is no proration nor refunds.

If you wish to lease a PWC slip in 2021, please submit the following agreement form:

[Click Here](#)

TRAILERS/BOX TRAILER PARKING

If you are currently leasing storage space and don't plan to renew your lease in 2021, you will need to inform management by December 15, 2020 and have your item removed by January 1, 2021. Unless you inform management that you don't plan to renew, your lease will automatically renew.

All boat storage space rentals are based on a weekly rate of \$25 or calendar year, January 1 – December 31 rate of \$100. There is no proration nor refunds.

If you wish to lease storage space in 2021, please submit the following agreement form:

[Click Here](#)

At this time, Indian Pointe does not have trailer storage space for nightly rentals. Upon payment of the 2021 Boat Storage Agreement, your trailer will be tagged by management with a 2021 sticker (each item requires a tag) and a new code will be issued to you. Owners are not allowed to share codes with guests or non-registered owners. The lot is inventoried on a regular basis and unauthorized trailers will be towed at the owners' expense.



RENTALS



LONG-TERM RENTALS

If you rent your unit on a long-term basis, please submit the following:

- ♦ A copy of the lease to management
- ♦ Tennant Information Form [Click Here](#)

Excerpt from the Rules and Regulations:

“Every lease shall be submitted to the Board for review and approval, together with an information sheet prepared by the Board regarding the new tenants, to assure compliance with the governing documents.”

SHORT-TERM RENTALS

If you rent your unit on a short-term basis, you are required to obtain a Merchant’s License with the county. Please submit a copy of your Merchant’s License to management.

Excerpt from the Rules and Regulations:

“Owners 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 shall be posted, as required by law, in rental units and a copy must be provided, without request, within 30 days of receipt annually, to Managing Agent with a list of units that the owner rents”

Please submit all required documentation for Long-Term and Short-Term Rentals to the following:

Missouri Association Management, LLC.
C/O Indian Pointe

Mail: 2121 Bagnell Dam Blvd
Lake Ozark, MO 65049

E-Mail: dmiller@mam-llc.com

Fax: 573-552-8336



MAINTENANCE

Several projects were completed this fall. All of the decks and stairs in buildings 1 through 10 have been repaired with new boards (if needed) and decks on buildings 1 through 6 have been stained. We are hoping for a few nice days yet this year in order to stain decks on buildings 8 and 10.

Many stair steps have been replaced.

Guttering and fascia have been replaced where needed.

Joist hangers were replaced as needed on all decks and stair brackets are currently being replaced.





MAINTENANCE



FIRE SAFETY

With colder temperatures, it is tempting to want to warm up on your back deck. Please note, gas heaters are **prohibited**. It's important to know the complex takes fire safety seriously.

Propane or electric grills are the only authorized grills that may be used on the lakeside decks. A person must be present at all times on deck when the grill is in operation. A minimum 5 LB fire extinguisher is required on the rear deck when the grill is present.

Excerpt from the Rules and Regulations:

"No Luau or oil open-fire torches are allowed on the decks of any common areas. Fire pits, open or enclosed are also prohibited"

FRIENDLY REMINDER

Please remember to leave your thermostat on HEAT and set at a MINIMUM of 55 degrees to avoid water pipes from freezing and turn OFF the water main valve when your unit is not in use for more than 48 hours.

PLEASE REPORT ANY SUSPICIOUS ACTIVITY

We recently had a report of some items stolen off of a boat. Please remove your items off the dock and anything that is easily visible from your boat and please, if you see any suspicious activity, call 911.

MARINA REMINDERS

Personal items must be maintained on the shore side finger of your slip. Obstacles shall not be placed in the path of traffic on walkways. All items must be properly secured to avoid blowing off dock. **Drilling into any of the steel support structure is strictly prohibited.**

CHARTER SPECTRUM

Indian Pointe Television & Internet service is provided through Charter Spectrum, under an Indian Pointe "Bulk Service Account". This charge is applied to your quarterly assessment. If you experience any problems with your service or are having an issue getting connected, the information you need is as follows:

833-697-7328 – Bulk Department

Account information:

1032 Indian Pointe

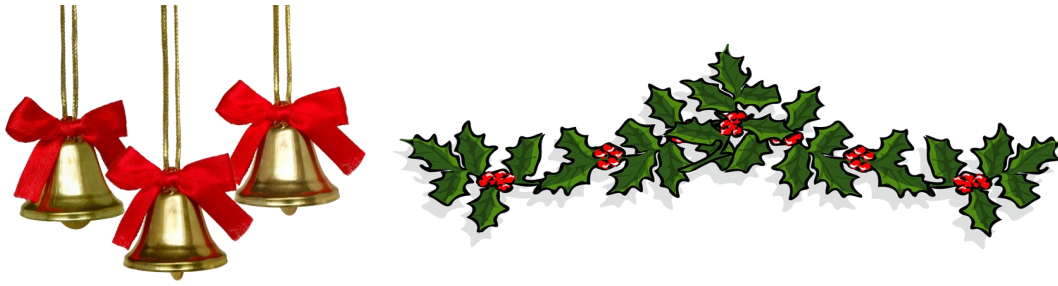
Osage Beach, MO. 65065

If you experience problems, and this information is not helping, please contact Della Miller at dmiller@mam-llc.com or

573-552-8334.



MAINTENANCE



PEST CONTROL

Unwanted guests of the six or eight-legged variety are often difficult to get rid of. To prevent or eliminate such infestations, Indian Pointe has enacted a preventative pest management program with professional extermination services by Best Pest Control. This program is paid for through your assessments and pest control is performed at your unit every other month. Pests can spread from one unit to another unit. It is important for you or your tenant to allow the pest control specialist access to your unit. Best Pest uses extermination chemicals that are pet friendly.

Buildings 1-6 will have pest control service this month and in 2021 the schedule will be February, April, June, August, October and December. Buildings 7-10 will have pest control service in January, March, May, July, September and November. The docks will also have pest control service performed in March, May, July, September and November.

BED BUGS

Bed bugs can be brought in with luggage, purses, backpacks or other items placed on soft or upholstered surfaces and they quickly take up residency. We have received a couple reports from owners who have found bed bugs in their unit. To eradicate bed bugs a specific treatment is required and the cost is the responsibility of the owner. Unfortunately, general pest control will not prevent bed bugs. Bed bugs can be found on the mattress, by the head board and mattress box springs. Owners are required to treat bed bug infestations within their own unit. Failure to treat infestations could lead to infestations in common elements or other units. Bed bugs can migrate from one infested unit to another via electrical wiring, plumbing, and adjoining walls. If you suspect bed bugs in your unit, please call an exterminator to identify the bug and make plans to eradicate them and please, report it to the management office so they can investigate and determine whether any bed bugs have infiltrated the common element walls and, if so, eliminate any common element infestation.



HOLIDAY LIGHTS AT THE LAKE!

ENCHANTED VILLAGE OF LIGHTS

November 11th – January 2nd

5:00 p.m. 9:00 p.m.

269 Fairgrounds Drive, Laurie, MO 65037

FREE WITH ACCEPTED DONATIONS



CHRISTMAS VILLAGE AT OLD KINDERHOOK

November 27th – December 20th

www.OldKinderhook.com

678 Old Kinderhook Drive, Camdenton, MO 65020



VERSAILLES UNITY OF LIGHTS

November 26th – January 1st

6:00 p.m. to Midnight

Hwy 5 and Hwy 52, Versailles, MO 65084

FREE ADMISSION

OSAGE BEACH HOLIDAY LIGHTS IN THE PARK

November 30th – December 31st

5:00 p.m. to 9:00 p.m.

950 Hatchery Road, Osage Beach, MO 65065



OLD TYME CHRISTMAS IN LINN CREEK

December 19th

9:00 a.m. to 4:00 p.m.

206 South Locust, Linn Creek, MO 65052

FREE ADMISSION



CELEBRATION CRUISES CHRISTMAS ON THE LAKE

www.CruiseLakeoftheOzarks.com

1009 Bagnell Dam Blvd., Lake Ozark, MO 65049

WELCOME

Please help us give a warm welcome to our new owners

Jeffery & Janet Burris – Unit 324

Jeff & Heather Mayfield – Unit 733



***“Whatever is beautiful.
Whatever is meaningful.
Whatever brings you happiness.
May it be yours this holiday season
and throughout the coming year.”***



OWNER MARKETPLACE

If you wish to advertise in this section, please submit your ad to:
dmiller@mam-llc.com by the 15th of the month, prior to the upcoming newsletter.

WANTED

- Kayak and/or paddle board—Contact: Gary at 314-920-8891 or gary.lake@sbcglobal.net
- Interested in purchasing a slip on dock 6—Text Alan: 702-388-9614

DOCK SLIPS FOR RENT

- 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
- 15'x36' – Contact Pete: 319-961-1995
- Dock 2 Slip 9—11'x32'. Short term rental
Contact Shelley Koopman: 712-299-5611
- Dock 3 Slip 15— 10'x28'. Short term, weekly, or monthly rental
Text Rita: 323-877-3429
- Dock 4 – 10'x28' 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

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



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



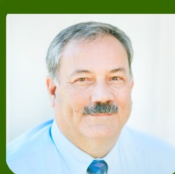
Building 7:
Dan Paulson
dpaulsonip@gmail.com
Treasurer



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

573-480-0163

Merry Christmas!