



January 2021

Despite the unprecedented challenges of this global pandemic, we were still able to accomplish many tasks around the Indian Pointe community in 2020. We are excited to see what accomplishments 2021 will bring.

We were hoping to see movement on the parking lot paving project by now; however, the contractor has had some delays. We were told that work will begin early in January. Installation of drainage on the lower parking area will be addressed first. Please watch for updates that will be communicated in upcoming newsletters and e-mails.

The next regular meeting of the Indian Pointe Condominium Owners Association, Inc. Board of Directors will be held on January 16, 2021.

A Town Hall meeting will be held on February 20, 2021. This is a forum to let owners ask questions and where we can provide updates on things in the community.

Please watch for e-mail notifications for meeting details which will depend on COVID-19 Protocols or Restrictions.

Here's to a happier, healthier and blessed life for all of us in 2021!

Bob Cassout, President

Jeff Seele, Vice President

Indian Pointe Condominium Association Board of Directors



Happy New Year 2021

COMMUNITY NOTES

Over the years, Indian Pointe has employed two staff members and sometimes a third part time seasonal employee. At the beginning of 2020 we had two employees, one of the employees resigned this past summer. The Board decided not to fill the position and instead use grounds and maintenance services through our management company, Missouri Association Management, LLC (MAM). That arrangement worked well and we were able to get many projects done.

The Board of Directors recently made a decision to have MAM relieve the Board of any employer/personnel tasks. MAM is better positioned to manage employees and to perform on-going evaluation of the on-site staff. In addition, MAM has proven operational systems and procedures in place, along with a support team of personnel with varied expertise. They are available at any given time to address our association needs and prevent disruption of service.

Beginning this month, MAM will take care of our property maintenance, operations, and management responsibilities using their employees. This arrangement will allow the Board to focus their efforts on the governance of the association and establishing sound fiscal policies.

We will pay for MAM services by the hour, which means that during slower times, such as January, February, and early March, we can reduce our utilization of MAM staff, and save those hours and dollars for the busier times during the summer.

The Board has worked with MAM to secure a position for Wesley. He has accepted this position with MAM and will be elevated to Generalist, which means he has the skills to perform tasks such as carpentry, mechanical, light plumbing and light electrical for MAM. He will work on all of the properties that MAM manages, not just Indian Pointe. Additionally, this position comes with benefits such as medical insurance, 401K, and PTO (personal time off), which we could not offer at Indian Pointe.

Wesley has worked hard for Indian Pointe and we thank him. If you see Wesley, please thank him for a job well done at Indian Pointe and congratulate him on his new position.



COMMUNITY NOTES

Hello & Welcome!

Please join us in welcoming our newest owners

David & Elise Schwartz – Unit 523

THOUGHTS ENTERING THE NEW YEAR

It's the start of a new year, so we all get to wipe the slate clean and start 2021 fresh. Changing how you see each day can certainly make a big difference in your life. Changing how you see your community can definitely help make Indian Pointe an even better community. Here are a few suggestions for resolutions to make 2021 a more positive and successful year for our community.

- ♦ Become more knowledgeable – The New Year is the perfect time to review the association's governing documents, including the Covenants, By Laws and Rules & Regulations
- ♦ Be responsible for adhering to the rules and be a good neighbor to all
- ♦ Pick up after your pet
- ♦ If you are having guests, please inform them where to park so that they do not take a neighbor's parking place
- ♦ Attend Board meetings and take the time to review important information about the association
- ♦ Welcome new residents, making them feel a part of the community

Let's all resolve to make 2021 a great year for us, our neighbors, and our wonderful community.

Benjamin Franklin once said: "Be at war with your vices, at peace with your neighbors, and let every new year find you a better man."



ASSESSMENTS

2021 ASSESSMENT RATES

Effective January 1, 2021, as approved by owners during the 2020 Annual Meeting, the base assessment (Unit Fund) increases to \$2.28 per square foot for the Condominium Operations fund. The Reserve assessment rate increases to \$.50 per square foot, per unit, to fund major repairs and or replacements. The Marina assessment rates remain the same as in 2020.

FIRST QUARTER ASSESSMENTS

Your first Quarter 2021 assessments are due January 16th (**delinquent after January 16th**). If you pay your assessments by check, please make your check payable to Indian Pointe Condominium Owners Association, Inc. for unit assessments and payable to Indian Pointe Marina Owners Association, Inc. for the marina assessment.

Mail to:

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

PAY YOUR ASSESSMENTS ONLINE!

As communicated in the December 2020 newsletter, we have converted to a new payment link. If you pay with a card there is a 3% fee, there is no additional charge for paying through your bank account.

Link for Condominium payments

<https://freedommerchants.com/indianpointelozmulti.html>

Link for Marina payments

<https://freedommerchants.com/indianpointemarinamulti.html>

**Happy New Year
2021**

COMMUNITY NOTES

REMINDERS ABOUT WINTER

It is important to maintain adequate heat in your condo unit at all times. Failure to maintain adequate heat may result in frozen or cracked water lines and you will be financially responsible.

- ♦ Keep your unit thermostat set at 55 degrees or higher.
- ♦ Turn your water off if you will be gone for more than 48 hours.
- ♦ Open cupboard doors and closet doors that are exposed to exterior walls.
- ♦ Inform tenants of these requirements.

Use **CAUTION** at all times! Most slip and fall accidents occur as a result of underestimating surface conditions. Please be patient and allow the maintenance crew and management to “manage” each storm to the best of their abilities. Conditions resulting from each storm depend on the mood of Mother Nature. Please be sensitive to the varying conditions.

PLEASE NOTE: Immediate priority 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 apply to you, please contact management.

If you will not be at your unit for an extended period of time during the winter, please let management know, so a concentrated effort can be made to clear areas for those who need to leave their units.

If you plan to be at Indian Pointe during the winter months, please let us know by calling or sending an email to Della Miller, 24-hours prior to your arrival, so we can make sure your unit is accessible during inclement weather.

[573-552-8334](tel:573-552-8334) or dmiller@mam-llc.com.

STAIRS AND LANDINGS

We will focus on blowing snow off of stairs and landings and will lightly spread ice melt. We will place containers at each landing for your convenience to lightly spread as needed. A large amount of ice melt is hard on wood decks and stair steps.



COMMUNITY NOTES

If you are quarantined or concerned about weather conditions and in need of essential items, please contact management. We will be happy to assist you in any way we can.
Stay safe and healthy!

Missouri Association Management, LLC.
573-552-8334
573-216-0827

EROSION

The Board of Directors is currently researching methods and options to remediate the erosion concern at the rear elevation of Building 1, which will likely include regrading of the slope and constructing a retaining wall at the base of the slope. This will be expensive due to materials and equipment required for such an extensive project. This effort may delay some previously planned projects such as painting buildings or replacing roofs.

UNIT MAINTENANCE

Preventative maintenance should be performed on a regular basis. Check the age and condition of all fixtures, appliances, water heater, etc. and repair or replace them before they break.

TIPS: SCAMS AND CONTRACTOR SCREENING

Scams come in many different disguises. There are a number of scams operating at the moment connected to the coronavirus. Phishing scams are an attempt to obtain sensitive information or data, such as credit card details and passwords. These scams are often marked “urgent” and/or “time-sensitive” and rely on the target responding too quickly to notice anything suspicious. Take your time before you click a link or open an attachment. A good resource for how to identify a scam and how to avoid a scam is consumerprotection.gov.

Before you hire a contractor, DO YOUR RESEARCH:

- ♦ Check with friends, neighbors, or co-workers who have used the contractor
- ♦ Look at sites you trust that post ratings and reviews
- ♦ Find out how long they’ve been in business
- ♦ Check for licensing qualifications

COMMUNITY NOTES

WINDOWS AND DOORS

Please remember that windows and doors are limited common elements and are the owner's responsibility to maintain. Window and door replacements require prior approval. You can download the application on the associations website or choose the online submission form.

RULES AND REGULATIONS REMINDERS

The Rules must be provided to all family members, friends, visitors, and renters. The Rules have stipulated penalties/fines. Owners are responsible for the actions of anyone residing in the unit. Your compliance with the Rules and Regulations is greatly appreciated!

ATTENTION 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.

VISIT OUR WEBSITE

We use many communication tools to help keep you up to date on community happenings, such as e-mails and newsletters. The website is also used as an effective method to provide timely and enlightening information. The website contains newsletters, minutes, governing documents, forms, etc.

www.indianpointeloz.com

User ID: indianpointe

Password: condos20!



"When I came here, I was looking for a **community**.

Then I realized I was helping

to **create one**."

- Ryan Albright

2021

RECIPE OF THE MONTH

Celery Root & Parsnip Latkes

Ingredients:

1 lb. celery root, peeled and grated
1 lb. parsnips, cleaned and grated
1 medium onion, peeled and grated
1 small apple, grated
5 eggs
1 cup all-purpose flour
1 tbsp salt
1 tsp freshly ground black pepper
Grapeseed oil
Fresh herbs, chopped, for garnish
Labneh or sour cream, for serving

Directions:

1. In a medium bowl, combine celery root, parsnip, onion and apple.
2. Add eggs, flour, salt and pepper; stir to incorporate.
3. Heat 3 tablespoons of grapeseed oil in a large cast-iron skillet over medium-high heat.
4. Once oil is hot, add celery root-parsnip mixture to skillet in heaping $\frac{1}{4}$ cup piles. Don't overcrowd skillet – depending on its size, three to four latkes should fit. Crisp latkes for 3 to 4 minutes.
5. Flip latkes; crisp on other side for 3 to 4 minutes. Transfer latkes to a paper towel-lined plate. Continuing to work in batches, repeat process until all celery root-parsnip mixture has been used.
6. Garnish latkes with fresh herbs, and serve warm with labneh or sour cream.

Yields 12 to 14 latkes



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

- ♦ 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 10x32 slip on dock 6 for a larger slip – Contact Don: 941-993-2548
- ♦ Kayak and/or paddle board—Contact: Gary at 314-920-8891 or gary.lake@sbcglobal.net
- ♦ Interested in purchasing a slip on any dock – Contact: Josh: 314-276-3397

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



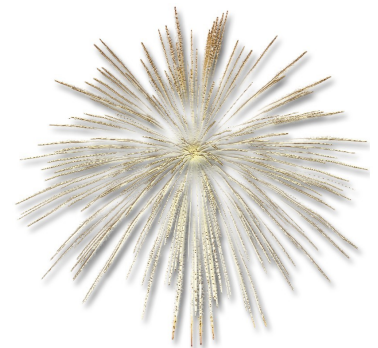
Building 9:
Robert Otte
rotteip@gmail.com



Building 10:
Bob Cassout
bcassoutip@gmail.com
President



At Large:
Rich Clausen
rclausenip@gmail.com



*Happy New Year
2021*

**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