



# March 2021

Goodbye February, Hello March! After a harsh February, we are sure everyone is ready to welcome spring this month. The next Board Meeting will be held on March 20<sup>th</sup> and the rescheduled date for the Town Hall Meeting is April 10<sup>th</sup>. You will find details on these meetings in this newsletter.

Due to weather conditions, Stockman Construction has had 3 weeks of no activity. We anticipated weather condition delays; however, we are still on target to have the entire project completed by Memorial Day weekend. The retaining wall project was also delayed due to the weather. We will see a lot of activity in the coming weeks and will be able to share a lot of updates with you during the Town Hall Meeting.

The agenda items sent earlier for the Town Hall Meeting, which was postponed, are items for community discussion. Many are items the Board would like to discuss and hear your opinions on, other items are updates and reminders.

On behalf of the Board of Directors, we encourage you to attend and, as always, appreciate your community involvement!

*Bob Cassout*

*Jeff Seele*

Indian Pointe Condominium Association Board of Directors



# COMMUNITY NOTES

## Board of Directors Meeting

The next regular meeting of the Indian Pointe Condominium Owners Association, Inc. Board of Directors will be held on Saturday, March 20, 2021 at 8:30 a.m. in the Clubhouse. Owners are invited to attend in-person; however, seating will be limited and masks are recommended.

The Indian Pointe Marina Association will meet directly following the Condominium Owners meeting. Both meetings will be held via Zoom. If you would like a Zoom invitation, please email Della Miller at [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com).

**SAVE THE DATE**

**Town Hall Meeting**

**SATURDAY**

**APRIL 10, 2021**

**10:00 A.M.**

**The Church at Osage Hills (Fellowship Hall)**

**5237 Osage Beach Parkway, Osage Beach, MO 65065**



**Irish Blessing**

May your troubles be less,  
your blessings be more,  
and nothing but happiness  
come through your door.

# COMMUNITY NOTES

## ASSESSMENTS

Thank you for paying your assessments on time! One of the key components of any community association is the prompt payment of assessments by every owner in a timely manner. Assessments are truly the lifeblood of the Association. Delinquent assessments reduce cash flow, creating an adverse effect on property values within the community, thus affecting everyone's investment.

The most powerful tool condominium associations have to enforce assessment obligations is the right to record liens and to foreclose on unpaid liens. Once a delinquent account is sent to the Association's attorney, it results in liens, court costs, and attorney fees. These additional expenses become an added part of the assessment for the delinquent Owner and cannot be waived by the Board since those costs would then have to be absorbed by all property owners.

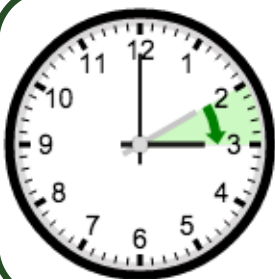
Recently, through legal counsel the Board took two delinquent accounts to the foreclosure level. One account was paid-in-full (before the sale for unpaid assessments and accelerated amount for the remainder of 2021) and the other was sold on the courthouse steps in Camden County. This account was delinquent multiple years (7+). Currently, the Condominium and Marina Associations assessments have been paid with zero delinquencies, as well as the Special Assessment that was levied last year. This means all Owners are paying their share to make Indian Pointe successful.

The Board is willing to work with any Owner, when possible, who may be experiencing a financial hardship. We would rather try to reach a mutually-acceptable agreement with an Owner than to turn the account over to an attorney for collection. However, the Board also has an obligation and responsibility to all Owners in the community to aggressively collect assessments that are past due if there is no spirit of cooperation.

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## THE BOARD HAS A FIDUCIARY RESPONSIBILITY

Managing the Association's finances is one of the Board's most important duties. The Board's duty is to protect assets, budget responsibly, plan for the future, invest wisely and observe the laws and regulations that affect Association resources. Fiduciary duty requires the Board to ensure that the assessments you pay are used properly to maintain the community to cover insurance, contracted services, utilities, and other needed materials and services. The Board is obligated to make ethical and legal decisions that best serve the entire Association.



**It's Daylight Savings Time**

**Set your clock forward one hour on March 14th.**



# COMMUNITY NOTES

## SEE SOMETHING, HEAR SOMETHING . . . SAY SOMETHING!

If you see something that is unusual or suspicious within the community, please call 911.

You can **REPORT A VIOLATION** with an Online Submission anytime. Go to the Association's website under secure documents "**Forms**", then to "**Report a Violation or Concern**". **It is important to provide your contact information, a description, and attach a photo.**

Please don't hesitate to contact Management during normal business hours with any concerns or questions you may have.

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## CHARTER SPECTRUM - INTERNET

Spectrum has recently upgraded internet service from 60 mbps to 200 mbps. In order for you to receive optimal service you may need to upgrade your modem. You can upgrade your modem by calling Spectrum at **833-697-7328**. At no-charge to you Spectrum will send you a new modem.

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## KEYLESS ENTRY

It is highly recommended that you install a keyless entry door lock on your unit. This prevents lock out situations and doesn't require Management and Maintenance to keep track of traditional keys. Installing a keyless lock also prevents situations where Owners request Management to provide a key to a vendor or repair service who, in-turn, fail to return the key. In addition to convenience, a keyless entry gives you the benefit of tighter security and access control. It will allow you to assign different codes to Management and Maintenance, family members, service companies, etc. and you can deactivate a code at any time. Thus, the code you gave the HVAC repairman can be deactivated as soon as the work is completed.

As an added security measure, many owners install a small lock box on the door frame to store a back-up key in case the keyless entry battery fails. However, most keyless entry systems have a warning detector to alert you when the battery is low.

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## CLUBHOUSE ACCESS

The lock on the Clubhouse has been upgraded to a code entry. 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.



# MAINTENANCE NOTES

## MARCH IS NATIONAL MAINTENANCE MONTH

March is the perfect time to perform necessary maintenance items in your unit while March winds bring warm weather and before April showers bring forth May flowers. You will then be ready to relax and enjoy the summer season.

- ☐ **Heat Pump** – Install a stainless-steel drip pan under the heat pump and pipe it to a down spout.
- ☐ **Air Conditioning Unit** – Turn your AC on and let it run awhile. It's better to know if it needs repairs now than during the heat of summer.
- ☐ **Air Filter** – It is recommended you upgrade your air filters to the highest quality that is compatible with your system. Look for the pleated, higher performance rating (FPR) filters.
- ☐ **Lakeside Deck** – Check the condition of the support beam and replace any broken spindles if necessary.
- ☐ **Windows and Patio Doors** – Check to see if the glass in windows and/or patio door glass is fogged and seals are damaged.
- ☐ **Water Heater** – If your water heater is 10 years old, it is probably time to replace it to prevent water leaks and potential damage to surrounding units.
- ☐ **Storm Door** – Check the condition of your door. If your door needs to be replaced, it must be either 3/4-glass or full-glass and must be dark brown or bronze in color.
- ☐ **Bathrooms** – Clean the exhaust fans to remove excess moisture that can cause mold or mildew to form. Check caulking around fixtures and check faucets for any leaks.
- ☐ **Change Batteries in Safety Equipment** – Check the batteries in your smoke detector and thermostats (if applicable) and replace them if necessary.
- ☐ **Keyless Entry** – Check the batteries in your keyless entry lock and replace them if necessary.
- ☐ **Appliances** – Check all appliances to ensure they are in good working order.
- ☐ **Fire Extinguishers** – Check the fire extinguishers in your unit and on your deck (if applicable) to ensure they are charged.
- ☐ **Smoke Detector** – If your smoke detector is 10 years old or older, it should be replaced.
- ☐ **Dock Slip Banding Boards** – Check the condition of the banding boards and vinyl trim.

Spring arrives on  
March 20th!



# COMMUNITY NOTES

## REMINDER

The Indian Pointe Condominium Rules and Regulations require owners who rent their units on a nightly basis to provide a copy of your Lodging/Hospitality license (Merchants License) to the Management Office.

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## ARCHITECTURAL REVIEW

### ONLINE ARCHITECTURAL REVIEW SUBMISSION

The Architectural Review form is available as an online submission. The application can be accessed on the Association's website at: [www.indianpointeloz.com](http://www.indianpointeloz.com). Go to "Information", "Documents & Forms", and then to "Architectural Review Application".

**Units** – Any structural modifications to the inside or outside of a unit, including the lakeside deck, such as, but not limited to, awnings, deck ceiling or flooring, removal or relocating walls, rerouting plumbing, etc., **must** have prior written approval of the Managing Agent or Board of Directors.

**Marina** – Modification to the docks and individual slips, including installation of boat lifts, dock extensions, electrical, slip fill-in's, etc., can only be made after receiving prior approval of the Managing Agent or Board of Directors. Completion of an Architectural Review Application form is required.

**Boat Hoists** – To save wear-and-tear on the docks, hoists should be in the up position when not in use for 2 hours or more. Approval of all new boat lifts installed after August 1, 2020 is required to have remote lift operation.

**PWC SLIPS** – If you are interested in leasing a drive-on PWC slip, please contact Della Miller at [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com) or 573-552-8334. There are only 4 slips available. PWC slips lease for \$250 per calendar year.

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Everyone's Irish  
On March 17th.

**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)

# LET'S CELEBRATE!!



**DAYLIGHT SAVINGS TIME BEGINS**  
**March 14<sup>th</sup>**

**ST. PATRICK'S DAY**  
**March 17<sup>th</sup>**



**FIRST DAY OF SPRING**  
**March 20<sup>th</sup>**

## **ST. PATRICK'S DAY PARADE**

You won't want to miss the Lake Ozark St. Patrick's Day Parade  
Saturday, March 13<sup>th</sup>  
On the Bagnell Dam Strip

# OWNER MARKETPLACE

## **WANTED**

- Interested in purchasing a boat  
Contact Heather: [636-734-6161](tel:636-734-6161) or [heather.mayfield@ymail.com](mailto:heather.mayfield@ymail.com)
- 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 10' x 32' slip on Dock 6 for a larger slip.  
Contact Don: [941-993-2548](tel:941-993-2548)
- Interested in purchasing a slip-on Docks 4, 5, or 6.  
Contact David or Elise: [217-556-5680](tel:217-556-5680) or [217-827-0974](tel:217-827-0974)
- Interested in purchasing a slip on any dock – Contact Josh: [314-276-3397](tel:314-276-3397)
- Interested in a Kayak and/or paddle board.  
Contact Gary: [314-920-8891](tel:314-920-8891) or [gary.lake@sbcglobal.net](mailto:gary.lake@sbcglobal.net)
- Interested in purchasing 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](tel:573-268-8778)
  - Dock 4 Slip 15 – 10' x 28' - Annual, weekly, or short-term dock slip rental  
Contact Kurt: [314-249-4472](tel:314-249-4472)
  - Dock 4 Slip 9 – 13' x 48' - Annual, weekly, or short-term dock slip rental  
Contact Kurt: [314-249-4472](tel:314-249-4472)
  - Dock 3 Slip 10 – 15' x 36' – For rent, any reasonable offer accepted  
Contact Pete: [319-961-1995](tel:319-961-1995)
  - Dock 2 Slip 9 – 11' x 32' - Short term rental  
Contact Shelley Koopman: [712-299-5611](tel:712-299-5611)
  - Dock 3 Slip 15 – 10' x 28' - Short term, weekly, or monthly rental  
Text Rita: [323-877-3429](tel:323-877-3429)
  - Dock 4 – 10' x 28' slip available for short term, monthly, annual  
Contact Jeff Seele: [314-971-3352](tel:314-971-3352)
  - Looking for a short-term dock slip rental for your guests?  
Contact Jeff Seele: [314-971-3352](tel: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](tel:314-971-3352)
- 2-bedroom, 2 bathroom. Sleeps 6  
Contact Shelley Koopman: [712-299-5611](tel:712-299-5611)
- Unit 322 – 3 bedroom, 3 bathroom – 4 queens. Sleeps 8  
Contact Kurt: [314-249-4472](tel:314-249-4472)
- Unit 341 – 2 bedroom with loft, 2 bathroom. Sleeps 6  
Contact Kurt: [314-249-4472](tel:314-249-4472)



**“For each petal on the shamrock, this brings a wish your way: Good health, good luck, and happiness, for today and every day.”**

**- IRISH BLESSING**



# 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**  
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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**