



**INDIAN
POINTE**
CONDOMINIUMS

OCTOBER
2020

PARKING LOT UPDATE

Bids were submitted for the parking lot replacement project. After careful review with the engineering firm, the Board of Directors approved Stockman Construction Corporation as the contractor for the project. Stockman did the paving work on Mace Road and comes highly recommended. Although all the bids came in higher than our budget, we will work closely with the engineering firm to make adjustments to the plans to get the project where it needs to be. The plan is to start around Thanksgiving on the underground, drainage, and curbing work and finish the entire project by May 27, 2021.

Please watch for e-mails and website updates on the progress. We will communicate any disruptions in accessing the complex during this process. No doubt we will all experience some inconveniences, but rest assured, the final product will be well worth it.

Welcome New Board Members

On behalf of the Board of Directors, we would like to introduce Dan Paulson as the new Board member representing building 7. He will be completing Glen Goldstein's unexpired term.

Dan is the owner of InVision Business Development, where he helps organizations achieve greater bottom line growth through better strategy and work practices. He is active in his community, and has served on multiple Boards in his career, most notably: University of Wisconsin-Platteville Alumni Association - 11 years, served as Board President and Big Brothers Big Sisters of Dane County - 9 years served as Vice-President, Board President, currently as past president.

In addition, we would also like to introduce Rich Clausen as the new "At Large" Board Member, who will be completing John Stern's unexpired term.

Rich Clausen is the owner of Clausen Aviation, and has been has been a corporate pilot for 20 years. He has managed several aircraft in his career, and currently serves as the pilot for 5 individual businesses. Rich is active in his community of Norfolk, Nebraska, and has been a board member of the Norfolk Airport Authority (for the Norfolk Regional Airport) for 8 years, currently serving as Vice-Chairman.

Welcome Dan and Rich!

Bob Cassout, President

Jeff Seale, Vice President

Indian Pointe Condominium Association Board of Directors



COMMUNITY NOTES



ANNUAL UNIT OWNER MEETING

The Annual Unit Owner meeting is scheduled for November 14, 2020 at **The Church at Osage Hills**. Registration will begin at 9:30 a.m. This venue will allow for safe social distancing, owners are encouraged to attend.

5237 Osage Beach Pkwy.
Osage Beach, MO. 65065

Among items to be discussed will be the 2021 budget, the election of 4 Board Members, and proposed By-Law changes.

The terms for Board members in buildings 2, 4, 6, and 10 will expire this year. All 4 Board members are seeking re-election.

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

If there are items that you would like addressed, please submit them in writing to the Board of Directors at least seven days prior to the meeting. This allows time for those items to be placed on the meeting agenda.

Email any questions to Della Miller at dmiller@mam-llc.com

Watch Your Mail for Annual Meeting Documents

The Official Notice of Annual Meeting, Call for Nominations, and Proxy will be mailed out on October 14, 2020. The Proposed 2021 Budget will be mailed out on October 28, 2020.

**“Three cardinal virtues of business:
creativity, building community, practical
realism”**

- Ted Malloch



COMMUNITY NOTES

Welcome New Owners

Jason Cooper – 232

Robert Martin & Jeana Crouch – 511

COMMUNICATION

Recently we sent out a survey asking your opinion on having the “Meat and Greet” this fall. Thank you for your response and for helping us make the decision to cancel the September, 2020 “Meat and Greet” and tentatively plan it for May, 2021.

It has come to our attention that the survey and some other important announcement e-mails have been going to the spam, or promotions folder instead of the Inbox. Please ensure you are receiving all notices from us. This will be especially important as we start the parking lot replacement.

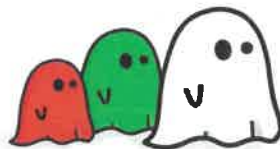
We have discovered, the reason some notices are going to spam is that Gmail introduced different inbox tabs, including the Promotions tab, to help improve deliverability and to decrease spam complaints from their users. Gmail delivers emails to these tabs based on constantly changing algorithms that take variable data into account, including sender information, email content, and recipient engagement.

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 into your Contacts/Address Book so we appear in the primary tab.
3. If using Gmail, you can disable tabs in the account settings, which will force all emails into the Inbox.

FOURTH QUARTER ASSESSMENTS

Assessment statements for the 4th Quarter of 2020 have been sent out. Your prompt payment is appreciated. The Board continues to enforce its collection policy and has had a great deal of success in collecting past due assessments. This aggressive approach is necessary for the association to avoid financial constraints or reduction in services. We do understand extenuating circumstances and will work with owners who find themselves in a difficult situation.



MAINTENANCE

DRYER VENT CLEANING

A fire that is sparked in a single unit could have catastrophic effects in an entire building. Blocked/clogged dryer vents are the most common reason for slow-drying clothing and frequently result in fires. It is never recommended to leave your dryer running on heat when not present.



Given the significant safety risks, the amended Rules and Regulations require dryer vent cleaning every 2 years.

During the month of November, 2020, Missouri Association Management, LLC. will offer a bulk price of \$60.00 per unit for dryer vent cleaning only. This charge will be billed as a special assessment to each unit owner. Additional repairs to venting, if needed, will be billed additionally as time and material.

You may elect to use the bulk rate or contact a contractor of your own selection. If you have had your dryer vent professionally cleaned since January 1, 2020, please submit proof of the cleaning no later than October 31, 2020.

Thank you for keeping our property protected and your fellow community residents safe.

BATHROOM EXHAUST FANS should be cleaned regularly to remove excess moisture that can cause mold and mildew to form. This task is easy to do, just pull the plastic grill down and use a vacuum to remove the lint.

SMOKE DETECTORS

Please remember to change the batteries in smoke detectors, if applicable. In addition, please check the date on your smoke detectors; most are stamped with an "expiration" date, typically 10 years after manufacture. If the expiration date has lapsed, please replace the detector as soon as possible.



MAINTENANCE

YOUR DRYER EXHAUST VENT MAY BE A FIRE HAZARD

While it's important to clean the lint out of the filter every time you finish a load, it is equally important to be aware of how clean your dryer vent is and the type of exhaust vent materials used.

The fibers in clothing create lint and, over time, the pieces of lint that escape through the filter in the dryer can build up in the vent hose, leading to a potentially dangerous fire hazard, especially if any part of your dryer exhaust vent is made of a flammable material such as vinyl.

- If you still have vinyl flex hose as part of your dryer exhaust venting, please replace it. Replacement is relatively inexpensive and can usually be done without much trouble.
- Clean the lint filters regularly, this will save energy, improve performance and minimize the accumulation of lint inside the vent pipe outside the building.
- Inspect and check the accessible parts of the exhaust vent at least once a year making sure air is flowing and no accumulation of lint or any other blockages exist.
- Check the outside hood – either at your front door or at the back deck. Run the dryer to determine the location and clean the hood if it's clogged.
- If you suspect your exhaust vent is clogged or partially clogged, it is likely that you need to have them cleaned. MAM can provide this service or you can use a contractor of your choice.



(pictures of vinyl flex hose)



MAINTENANCE

PROJECTS

In addition to daily routine maintenance, the following projects are scheduled:

- Repairs will be made to the stair steps between buildings 9 & 10
- Deck surfaces are scheduled to be stained on buildings 1, 3, and 4
- Step angle brackets will be replaced with stainless steel step angles for buildings 5, 6, 8, & 10

SIGNAGE

The new signs are in the final stage of design and will be in production very soon. New signage throughout the complex will provide an enhanced and consistent appearance.

AIR FILTRATION

In our Coronavirus protocol with social distancing and all our efforts in limiting transmission of germs, have you given much thought to your air filtration?

According to the Environmental Protection Agency (EPA), an important approach to lowering the concentrations of indoor air pollutants or contaminants, including any viruses that may be in the air, is to increase ventilation – the amount of outdoor air coming indoors. It is highly recommended to upgrade your air filters to the highest compatible with the system. Look for the pleated, higher Filter Performance Rating (FPR) filters. Rating of 9-12 FPR are best and recommended during these times. Also, remember to check the filter fit to minimize filter air bypass and consider using portable air cleaners to supplement increased HVAC system ventilation and filtration.



MARINA



MARINA

Although summer has come to an end, fall boating can be very enjoyable. As you prepare to end your boating season, please remove your items from the dock. Please be mindful of the Marina Rules and Regulations when you plan to start using the dock again next year. Although many of the rules in the updated Rules and Regulations are the same, management will be strictly enforcing the rules in 2021.

Excerpt from the Rules and Regulations:

*Dock storage containers shall be fiberglass or molded plastic, horizontal, chest type, containers and must be located only on the **shore-side finger** of the slip adjacent to your boat. The container must not exceed 31" in height, 28" in width, and 84" in length. Personal items of the lessee must be maintained on the shore side finger of their slip. Obstacles shall not be placed in the path of traffic on walkways. Maximum of 2 boxes and 1 large item (mats, kayak, etc.) – 3 items max without Board approval. Additional approved items must be stored within slip area, on boat, or in a Board approved storage container. All items must be properly secured to avoid blowing off dock. **Drilling into any of the steel support structures is strictly prohibited.***

Another rule to be mindful of is the maximum boat length in the slip, this includes out drives, swim platforms, anchors, etc. The regulation is based on Ameren Missouri Rules and Regulations and when each dock was permitted.

At the present time, Docks 1 and 6 do not allow boats in a slip to be larger than the length of the slip. Docks 2, 3, 4, and 5 allow the maximum boat length to be 4' longer than the slip.

Clotheslines are not allowed on the dock. If you have a clothesline on the dock, please remove it.



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.

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—4 queens. Sleeps 6
Contact Kurt: 314-249-4472

PWC SLIP

Indian Pointe has PWC drive-on slip's available. For information, please contact Della Miller at 573-552-8334 or dmiller@mam-llc.com

TRAILER PARKING

Trailer parking is available to owners for \$100 per trailer per calendar year. The trailer parking lot is located on Mace Road up the hill from the traffic circle entrance to Indian Pointe. For information, please contact Della Miller at 573-552-8334 or dmiller@mam-llc.com.





COMMUNITY CONTACTS



Building 1:
Roger Stolle
stolleroger@hotmail.com



Building 2:
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Vice-President



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Secretary



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Building 9:
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rotteip@gmail.com



Building 10:
Bob Cassout
bcassoutip@gmail.com
President & Treasurer



At Large:
Rich Clausen
rclausenlp@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