



April 2022

The Board of Directors held their meeting on March 5th. Thanks to all who attended in-person and via Zoom and for your cooperation in helping to streamline the meeting to allow for greater productivity.

Brief notes from the March 5th Board Meeting follows:

- Brooke Morehead was appointed to serve the unexpired Board Representative term for Building 5.
- A Board of Directors Code of Conduct Resolution was passed. The Resolution ensures that board members will act with good intentions, in all honesty, and within the Association's best interest.
- Bids were reviewed and approved for new roofs on Buildings 7 and 8. This project will begin on April 4th, weather permitting.
- The construction of the erosion control retaining wall on the lakeside of Buildings 1 & 2 has been delayed multiple times. After further review, the plan was modified and a new contractor was selected for the project. This project is now scheduled to be completed during the month of April.

As the season approaches, we would like to remind you to review the Rules & Regulations of the Association and to ensure your guests are aware of them as well. Compliance will help everyone enjoy their summer during their stay at Indian Pointe.

Have a safe and happy Easter!

Dan Paulson, President

Rich Clausen, Vice President

Indian Pointe Condominium Association Board of Directors
Indian Pointe Marina Association Board of Directors



COMMUNITY NOTES

MEET BROOKE MOREHEAD

On behalf of the Board of Directors, we would like to introduce Brooke Morehead as the new Board member representing Building 5. She will be completing Don Couche's unexpired term.

Brooke's career is in education. Last year she earned an endorsement in educational leadership. Brooke and her husband, Todd, visited Lake of the Ozarks for years before making Indian Pointe their second home. Brooke's hope for Indian Pointe is to maintain common grounds to a high standard while remaining fiscally responsible and respecting owner autonomy.

Welcome Brooke!



SECOND QUARTER ASSESSMENTS

The second quarter assessments will be e-mailed on April 1st and are due on April 16th. The Board of Directors would like to remind all owners about the importance of paying assessments promptly. Assessments are truly the lifeblood of the Association. Paying assessments on time helps to improve cash flow and ensures that operations continue without any delay or interruption of services.

Reminders:

If you pay your assessments by check, please make separate checks payable to the Condominium Association and the Marina Association (if applicable) as follows:

- Condominium Assessments and Annual Trailer Parking fees are payable to:
Indian Pointe Condominium Association
- Marina Assessments and Annual PWC Slip rental fees are payable to:
Indian Pointe Marina Association

If you pay your assessments electronically, please ensure your invoice number, routing number, account number, and credit/debit card number are correct.

PLEASE UPDATE YOUR CONTACT INFORMATION

It is important for the Association to have your current contact information in the event of an emergency. You can update your contact information by using the online "Contact Information" form on the Association's website: www.indianpointeloz.com.

COMMUNITY NOTES

GRILLING

Now that warmer weather is finally on its way, 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 devastating fires in condominium complexes around the Lake area in the past, the local Fire Protection Districts are contemplating 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:

- **The Osage Beach Fire District Ordinance requires** the placement of the grill to be at the furthest point away from the building structure and along the railing. If there are sidewalls on decks/balconies separating each unit, then the grill must not only be located along the railing but in the center of the deck along the railing.
- **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.
- A minimum 5-lb. fire extinguisher is required on the rear deck when a BBQ grill is present.
- Grills at the front egress of any unit are strictly prohibited.
- Cooking is not allowed on any pool deck, parking lot side deck, dock or entry walkway.

GRILL SAFETY

The Osage Beach Fire Protection District highly recommends that Owners inspect their gas grill connections once a year by applying a light soap and water solution to the hose which will quickly reveal escaping propane by releasing bubbles.

DEEP CLEANING YOUR GRILL

A good and thorough cleaning of your grill should be the first thing you do each spring. A dirty grill is a hazardous fire risk. Grime buildup and accumulated grease can smoke out your neighbor, cause unpleasant flare-ups, even full-blown infernos. Grill cleaning and maintenance is often an overlooked aspect of owning a grill.

COMMUNITY NOTES

SWIMMING POOLS

We are in the process of preparing the swimming pools to open for the season. The two heated pools (Pool 1 and Pool 3) are scheduled to open on April 15th, weather dependent. Watch for future communications about pool openings.

MARINA REMINDERS

As the spring season approaches, please observe these important reminders.

- Dock storage containers must be fiberglass or molded plastic, horizontal chest type containers, and must be located on the shore side finger of the slip, adjacent to your boat.
- The container should not exceed 24-inches in height, 27-inches in width, and 72-inches in length.
- Personal items of the lessee should be maintained on the shore side finger of their slip.
Obstacles should not be placed in the path of traffic on walkways.
- Maximum of two (2) boxes and one (1) large item (mats, kayak, etc.)
Three (3) items maximum without prior Board approval.
- The swim ladders on Docks 3, 4, and 5 have been installed by owners and marina owners are allowed to use them. It is important to pull the ladders out of the water when not in use to prevent damage to the ladder and prevent algae from growing on it – this type of build-up can make the steps slippery.
- **Hoists Up!** Hoists must be kept in the up position. Many owners have installed remote control units to allow them to raise their lift remotely. These can be installed new or retrofitted to your existing lift. New boat lifts are required to have remote lift operation.

DOCK ELECTRIC REMINDERS

- The use of an adapter/pigtail to plug a shore power cable into a 120V outlet is a violation of the National Electrical Code and the Fire Department.
- Power cords should not be across the walkways, dock fingers or routed under and over boats.



COMMUNITY NOTES

FIREPLACES

Per the Indian Pointe Rules and Regulations - Firewood must not be stored on any deck between APRIL 1 AND OCTOBER 31.

The fireplaces at the complex are over 30 years old, which is often considered the usable service life of prefabricated fireplaces and chimneys. It is strongly recommended that fireplaces be converted to electric. If you wish to convert your fireplace to electric, you will need to submit an Architectural Review Application. The installation must be inspected and approved by the Osage Beach Fire Protection District.

SMOKE DETECTORS

Owners are encouraged to install hard-wired smoke detectors. Battery operated smoke detectors have a life span of 8-10 years. After this time, the entire unit should be replaced.

INTERIOR PEST CONTROL

All units will be sprayed in April. Pest control services start at 9:00 a.m. on the day scheduled. There is no set time for when your unit will be sprayed and exceptions cannot be made for a specific time of service.

PARKING

During the upcoming busy season, parking is always a concern. If you plan to have guests, please have them utilize the unassigned parking spaces. We ask that you limit the number of vehicles, when possible, on holiday weekends.

AIR CONDITIONER - REMINDERS

Check the A/C – It might not be warm enough to switch over to air conditioning yet, but it is time to turn on your air conditioning unit and let it run for a bit. It's better to know if it needs repairs now rather than in the heat of the summer. Now is also a good time to replace your filters and clean the coils on the outside unit.

Please inspect your A/C drain lines to be sure there are no clogs and clear the drain line as a precautionary measure. A blocked drain line will cause the condensation water to overflow the drain pan and spill onto the floor of your unit. If you are in a second-floor unit, this water will drain into the unit below damaging your neighbor's unit.



COMMUNITY NOTES

IMPORTANT CONTACT INFORMATION

EMERGENCY:

Emergency Crime and Medical911
Fire911
Missouri Regional Poison Information800-366-8888
Missouri State Highway & Water Patrol573-751-1000
Missouri State Water Patrol800-525-5555 or *55
Weather & Road Conditions – statewide800-222-6400

UTILITIES:

Ameren MO (electric)800-552-7583
Ameren MO Shoreline Maintenance573-365-9203
Spectrum833-697-7328
AT&T Telephone800-288-2020

Boating / Immediate Issues:

*55 (star55), Missouri direct emergency line to Highway Patrol/Water Patrol

Boats Trespassing / Parking on Private Docks:

Be kind and notify the owner parking in a private slip by leaving a note asking them to please move. Take a picture of the boat, get a good description and any identifying numbers such as a registration number or license number.

Contact the Association Manager at 573-552-8334 or 573-216-0827

QUIET HOURS – 10:01 p.m. to 7:00 a.m., including decks. This is not only an Indian Pointe Association rule it is also 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 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.

SEE SOMETHING, HEAR SOMETHING . . . SAY SOMETHING! If you see something that is unusual or suspicious within the community, please call 911.

Please don't hesitate to contact Management during normal business hours at 573-552-8334, with any questions or concerns you may have.

COMMUNITY NOTES

Welcome
to our
community

Thomas Jr & Darcy Hernon – Unit 441



Hello Spring!

Let's Celebrate

April 1st – April Fool's Day

April 15th – Good Friday

April 17th – Easter

April 22nd – Earth Day



Upcoming Board Meetings

May 21, 2022

July 16, 2022

September 17, 2022

November 12, 2022 - Annual Owners Meeting

COMMUNITY NOTES

GRATITUDE TO OUR VETERANS

Monetary donations are still being sought to purchase a large American flag and a lighted commercial-grade flag pole.

If you would like to donate towards a flag and flag pole, please send a check payable to the **Indian Pointe C.O.A.** with **Flag Pole & Flag** written in the memo field. Please mail to:

Indian Pointe C.O.A – Veterans Donation
c/o MAM, LLC
2121 Bagnell Dam Blvd.
Lake Ozark, MO 65049

THANK YOU

Bob & Marie Cassout
Loren “Mac” McCormick
Alan Messick
David & Joyce Furnell
Jeff & Barb Seele
Candy Feltz
Kathie & Jim Handel
Indian Pointe Holdings LLC
Bernie Koehne
Daniel & Jacqueline Hathaway
Lilli Heinrich
Jerry Brewer
Ron & Sharon Johnson
Sandra Schindler
Roger Stolle

COMMUNITY NOTES

ARE YOU GETTING READY TO SELL YOUR UNIT?

Before listing your unit for sale, here are some things you need to do:

- Contact the Accounting Office to ensure all financial obligations are met with the Association.
- Inspect all Owner-responsible maintenance items and submit an Architectural Review application if repairs or replacements are needed. Your inspection should include:
 - ⇒ Dock slip banding boards and vinyl trim
 - ⇒ Dock slip electrical outlet
 - ⇒ Unit fogged windows and patio sliding doors
 - ⇒ Lakeside deck beams, spindles, paint
 - ⇒ Storm doors
 - ⇒ Installation of a heat pump drain pan, if needed
- Contact the Management Office to request a review of maintenance items Owners are responsible to maintain in accordance with the governing documents. Without your request for a review, we are only notified at the time the resale certificate is requested, which is after a contract has been accepted. It's best to perform the review prior to receiving a contract on your unit to avoid any surprises. The review addresses items that are visible outside your unit. This review is **not** considered a replacement for a "Home Inspection", which is a detailed inspection addressing maintenance needs inside the unit.
- All leased dock slips require an "Assignment of Boat Slip Lease". The dock slip must be returned to its **original** condition prior to the sale of the unit and reassignment of a slip lease.

OWNER MARKETPLACE

UNIT FOR SALE

Unit 921 is For Sale! End Unit. Newer windows and doors. All exterior doors replaced. Water softener system. 10' x 28' Slip and all furnishings included. Proven rental income. Contact Jerry at spoiledyachtin1@gmail.com.

WANTED

Interested in purchasing a slip on Dock 1, 2, or 3
Contact Joe: 402-312-3601

Interested in purchasing a slip on Dock 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

UNITS AVAILABLE FOR SHORT-TERM RENTAL

Building 1 – Top floor, 2-bedroom, 2-bath. Sleeps 4
Contact Joe: 402-312-3601

Building 2 – 2 bedroom, 2-bath. Sleeps 6
Contact Steve Roederer: 913-244-2022

Building 3 – 3-bedroom, 3-bath. Sleeps 9
Contact Jerry: 913-333-2169

Building 9 – 2-bedroom, 2-bath. Sleeps 6
Contact Jerry: 913-333-2169

Building 4 – Top floor 2-bedroom, 2-bath. Sleeps 5
Contact Jeff Seele: 314-971-3352

Building 2 – 2-bedroom, 2-bath. Sleeps 6
Contact Shelley Koopman: 712-299-5611

Unit 322 – 3-bedroom, 3-bath. 4 queen beds, Sleeps 8
Contact Kurt: 314-249-4472

Unit 341 – 2-bedroom with loft, 2-bath. Sleeps 6
Contact Kurt: 314-249-4472

OWNER MARKETPLACE

DOCK SLIPS FOR RENT

Dock 1 Slip 7 – 10' x 28' – Short-term dock slip rental
Contact Jerry: 913-333-2169

Dock 1 Slip 15 – 10' x 28' with Economy lift. Summer or full-year rental
Contact Nichol Gottman: 573-268-8778

Dock 2 Slip 9 – 11' x 32' – Short-term rental
Contact Shelley Koopman: 712-299-5611

Dock 3 Slip 10 - 15' x 36' – Annual or monthly rental
Contact Pete: 319-961-1995

Dock 4 Slip 15 – 10' x 28' – Annual or monthly 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 4 Slip 12 – 11' x 28' - Slip rental
Contact Luke Lulich: email: luke.lulich1056@charter.net / phone: 708-728-5724

Dock 4 – 10' x 24' Slip available for short-term, monthly, annual dock slip rental
Contact Jeff Seele: 314-971-3352

Looking for a short-term dock slip rental for your guests?
Contact Jeff Seele: 314-971-3352

VISIT OUR WEBSITE

The website contains newsletters, minutes, governing documents, forms, etc.

We encourage you to visit:
www.indianpointeloz.com

User ID: **indianpointe**

Secure Password: **condos2021#**



Welcome to **INDIAN POINTE**
CONDOMINIUM LIVING AT ITS BEST
Located in the Heart of the Lake of the Ozarks

COMMUNITY CONTACTS



Building 1:
Roger Stolle
stollero@hotmai.com



Building 2:
Dena Mast
dmastip@gmail.com



Building 3:
Jerry Brewer
jbrewerip@gmail.com



Building 4:
Jeff Seele
jseeleip@gmail.com



Building 5:
Brooke Morehead
brooke727@hotmail.com



Building 6:
Alan Messick
amessickip@gmail.com
Secretary



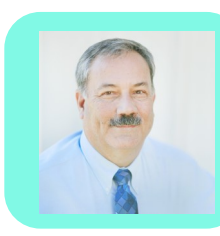
Building 7:
Dan Paulson
dpaulsonip@gmail.com
President



Building 8:
Robert Otte
rotteip@gmail.com



Building 9:
Inge Roark
ingeroark@gmail.com



Building 10:
Bob Cassout
bcassoutip@gmail.com
Treasurer



At Large:
Rich Clausen
rclausenip@gmail.com
Vice President



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