



MARCH
2022

We encourage you to attend the next Board Meeting on March 5th. The meeting will be held in a hybrid format, which makes conducting the meeting a bit more complex than an only in-person meeting or just virtually. It is our desire to run orderly meetings that remain on schedule. In order for the Board to conduct business, it is important for owners to hold their comments until the “Open Forum” portion of the meeting.

Please make note of the following tips for participating in a Board Meeting:

Submit concerns in writing. You will receive the best response if you submit your concerns to Management by email. This allows Management time to research those concerns and provide that information to the Board in advance of the meeting. The Board can better serve you if all members have time to consider your concern.

Plan your remarks to last no longer than three minutes. Board members enjoy visiting with residents; however, the meeting agenda is always full, and the three-minute limit ensures that all business can be conducted. This does not mean big issues cannot be presented; if your concern requires more time, please summarize it in three minutes initially, then the Board will add your issue as a topic on the agenda for the next meeting.

Don't expect an immediate response. Board members work collectively, not independently. All issues require discussion by Board members and, in most cases, a vote. Occasionally an immediate answer is possible, but it is most likely you will not receive a response during the meeting.

If you need information, please call the Manager. Residents seeking general information may contact Management at 573-552-8334 / 573-216-0827. The purpose of the “Open Forum” is for residents to share opinions and concerns with the Board.

Please print or save this issue to reference Board Meeting participation tips and Meeting Rules.

Thank you for your continued support!

Dan Paulson, President

Rich Clausen, Vice President

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

COMMUNITY NOTES

BOARD OF DIRECTORS MEETING

The next regular meeting of the Indian Pointe Condominium Owners Association will be held on Saturday, March 5, 2022 at 8:30 a.m. in the Clubhouse. The Indian Pointe Marina Association will meet in the same location directly following the Condominium meeting. The meeting will be held in-person; however, you may request an invite to join via Zoom video conference if you prefer. Please submit your request no later than Friday, March 4th at 5:00 p.m.

MEETING RULES:

- Owners are encouraged to observe the meeting, but do not have the right to participate in the Board's deliberations or votes.
- Attendees may address issues during the "Open Forum" portion of the meeting only.
- Speakers must always observe rules of decorum and may not engage in disruptive behavior.
- The time guidelines for speaking ensure that others will have an opportunity to speak.
- Speakers may not allot their time to others.
- If an attendee becomes disruptive, they may be expelled from the meeting and/or fined.

ASSESSMENTS

Thank you for paying your assessments! Your timely assessment payments and active participation have a tremendous impact on the operations of the Association.

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.

COMMUNITY NOTES

CONDO LIVING REMINDERS

Condo living is a blend of living in your own private world while coexisting with neighbors who share the comfort, convenience, and perks that the condominium community provides.

Showing respect and consideration for your neighbors is essential to successful condo living. The following are a few reminders to help maintain a harmonious community.

Introduce Yourself

Whether you're new to the condo complex, or a new neighbor moves in, take a moment to introduce yourself.

Noise

Noise is a primary complaint and an inevitable reality in condominium communities. Please be aware and respectful of your neighbors and, be courteous in regard to noise and annoying activity. Also, please consider whether your deck activities could be an annoyance or a nuisance to your neighbors.

It's essential that everyone considers the effect noise will have on neighbors when deciding on floor coverings, where to mount the flat-screen television, etc. If you want to be considered a "great" neighbor, consider using carpets or rugs to mitigate the noise.

Multiple complaints are registered due to the noise of sliding doors. Please always close the patio doors slowly and softly. If your sliding door is hard to open or loud, please make the necessary repairs.

Observe the Rules & Regulations and always show consideration for your neighbors. If you have noisy neighbors, please talk to them as they may have no idea they are disturbing you.

Be Respectful when Parking

Each unit has one assigned parking space. The rules are very straightforward – park in your own space. All guests MUST park in unassigned parking spaces.

Be Considerate if You Smoke

Smoking can be an issue inside actual condo units, as smoke may seep through vents from one unit to another and from the patio to inside neighboring units. Ask your neighbors if your smoking bothers them, and adjust accordingly.

Tossed cigarette butts can result in a serious fire hazard. Please be courteous to your neighbors and dispose of all cigarette butts properly.

COMMUNITY NOTES

Contain Your Pets

Avoid leaving your pet alone, especially if your dog is prone to barking. Always put your dog on a leash when walking and immediately pick-up your pet's waste and properly dispose of it.

No Towels Over Deck Railing

Please ensure your guests are aware that hanging items over your deck railing, such as towels, clothes, laundry, rafts, etc. is not allowed. Clotheslines are prohibited.

Leaks

Please check your unit for leaking faucets, running toilets, or any other possible water leaks. A toilet running is a common culprit of significant water usage. Many water damage issues are directly related to what turns out to be a minor toilet leak. Most of the time this is an easy fix, such as loose tank bolts, which, unfortunately, causes significant damage to the unit below. Be sure your toilet is shutting off properly.

Respect Trash Dumpster Rules

Dumpsters are strictly for use by Indian Pointe occupants, guests and tenants. Please place all trash bags into the trash dumpsters and breakdown large boxes. Please do NOT place large items such as furniture, mattresses, BBQ grills, rolls of carpet and cabinets in or around the dumpsters. You may contact Republic Services for a special pickup: 573-346-6077.

The best way to be good neighbors is to observe the Association's Rules & Regulations and be respectful of each other's rights.

The Golden Rule applies here:
***Treat your neighbors the way you
want them to treat you.***

WATER DAMAGE PREVENTION

Please *use extra precaution* when you return to your condominium and turn the main water valve back on. **Slowly** turn your water valve on and **listen carefully** to make sure there is no water running when everything is shut off.

If you see or hear a leak, immediately turn your water OFF and contact Management:

Monday – Friday, 8:00 a.m. to 5:00 p.m. Call 573-552-8334

After-hours and Weekends: Call MAM's 24-Hour Emergency service at: 800-467-4150

When the water is turned back on to your unit, please take a few minutes to make sure the water stops running after the toilets fill up. Additionally, listen and check under the counters and around the toilets. This extra step could potentially save thousands of dollars in damage.

COMMUNITY NOTES

UNIT PEST CONTROL SCHEDULE

The 2022 schedule is as follows.

April 2022 – All buildings

May 2022 – Buildings 1-6

June 2022 – Buildings 7-10

July 2022 – Buildings 1-6

August 2022 – Buildings 7-10

September 2022 – Buildings 1-6

October 2022 – Buildings 7-10



Although spraying helps eliminate pests, the basic spray does not eliminate ALL pests. Augmenting pest control by using sticky traps and TERRO ant baits is highly recommended.

MARINA PEST CONTROL SCHEDULE

The docks will be sprayed every month between March and November. It is important the chemical be sprayed on the roof beams of the dock. There have been occasions where owners have reported a residue on their boats after the spray. We will do our best to send a notification to owners, hopefully 2-3 days in advance, to allow you the opportunity to remove or cover your boat prior to the day the docks are sprayed.



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#**

COMMUNITY NOTES

WATER HEATER / HVAC

Alteration or Replacement Permit – Effective 1/1/2022

The City of Osage Beach passed an Ordinance effective January 1, 2022 that requires a permit prior to altering or replacing any existing plumbing or mechanical system, including water heaters and HVAC equipment. An inspection is required to ensure proper installation, location, wiring, plumbing, venting, etc. per the 2018 International Building Code and 2017 National Electrical Code. The permit fee is \$40.00 and can be obtained as follows:

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
Phone: 573-302-2000, extension 1060

ARCHITECTURAL REVIEW SUBMISSION

If you are planning renovations to your unit or marina slip, please complete the Architectural Review form and obtain approval **prior** to purchasing any materials or beginning construction.

The Architectural Review form is available as an online submission. The application is available on the Association's website at: www.indianpointeloz.com. Click on "Information", "Documents & Forms", and then "Architectural Review Application".

UNIT REVIEW

In October of 2021, a review of Limited Common Element(s) was conducted and reports were sent to unit owners. If you received a notice of specific items that need to be repaired/replaced, please submit the ARC application and make arrangements to do so.

Thank You to those who have made the necessary repairs/replacements.

MARINA REVIEW

In November of 2021, a review of banding boards on the inside of slip(s) was conducted and lessees were notified of band boards and/or vinyl trim in need of repair or replacement. Maintenance is currently in the process of making the necessary repairs or replacements. Lessees will be invoiced accordingly.



COMMUNITY NOTES

PWC SLIP RENTAL

At this time, the Association has no PWC slips available to rent. If you would like to be added to the wait list should one become available, please contact the Management Office at: 573-552-8334 / 573-216-0827 or dmiller@mam-llc.com.

TRAILER LOT

The trailer lot is private and is only for use of Indian Pointe owners. The cost to use the trailer parking lot is \$100 per calendar year (no prorations) or \$25 per week. The lot is not available for overnight rentals.

If you would like to obtain space in the trailer lot, please contact the Management Office at 573-552-8334 / 573-216-0827 or dmiller@mam-llc.com.



TUNNELS

Electronic locks have been placed on the tunnel doors for Buildings 3, 4, 5, 6, and 9. The code for all tunnel doors is **0911**. The tunnels contain the emergency water shut-off valves. Owners are welcome to use the tunnels in the event of tornadic storms. Please know, the tunnels are not considered “shelters” because they do not have metal reinforcement beams in the ceilings and walls. The tunnels need to be free and clear of personal items. If you have personal items stored in the tunnels, please remove them no later than **March 5, 2022** or contact Management at 573-552-8334.

SEVERE WEATHER PREPAREDNESS WEEK IN MISSOURI

Join the National Weather Service (NWS), Missouri State Emergency Management Agency during Severe Weather Preparedness Week – March 7th through March 11th.

Visit <https://emacampenmo.org/resources/> for more information.

Receiving
Weather Info



Tornado
Safety



Lightning
Safety



Hail/Wind
Safety



Flood
Safety



COMMUNITY NOTES

Welcome!

Please help us give a warm welcome to our newest Indian Pointe Owners

William & Heather Florence—Unit 831

LET'S CELEBRATE

Don't forget to spring forward - March 13th

Daylight Savings Time Begins!



Everyone's Irish
On March 17th.

St. Patrick's Day - March 17th



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

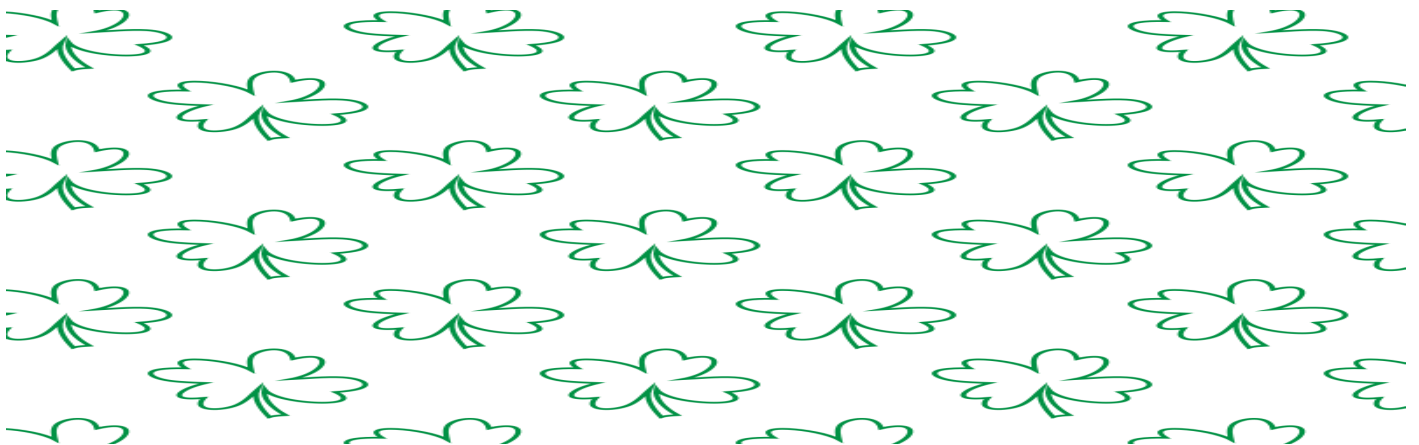


COMMUNITY NOTES

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 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



COMMUNITY NOTES

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



COMMUNITY CONTACTS



Building 1:
Roger Stolle
stolleroeger@hotmail.com



Building 2:
Dena Mast
dmastip@gmail.com



Building 3:
Jerry Brewer
jbrewerip@gmail.com



Building 4:
Jeff Seele
jseeleip@gmail.com

VACANCY

Building 5



Building 6:
Alan Messick
amessickip@gmail.com
Secretary



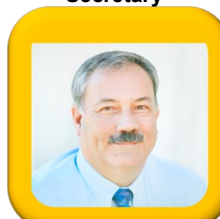
Building 7:
Dan Paulson
dpaulsonip@gmail.com
President



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