



**SEPTEMBER
2020**

TOWN HALL MEETING

A BIG THANK YOU to all who attended the Town Hall meeting on August 29, 2020.

On February 22, 2020 the Board hosted a Town Hall meeting to share the Reserve Study findings and to introduce the need for a Special Assessment to replace the parking lot in the complex.

This is finally on its way to becoming a reality. The Special Assessment was levied at the May Board meeting, and was due on August 1, 2020. To date, 99% of owners have paid their Special Assessment.

For those of you who couldn't attend the Town Hall meeting, the summary of the new parking lot is as follows:

The engineering firm has provided a design to improve the existing parking lots for buildings 1-10. The design concentrates on the following aspects:

- **Design pavement for 20-year lifespan with intermittent maintenance**
- **Design storm drain system to prevent damage from a 25-year storm event**
- **Design parking to allow for emergency personnel to access all stairs and entrances without maneuvering around parked vehicles**
- **Design driving routes through parking lots to allow for all emergency response vehicles to reasonably navigate**
- **Relocate dumpsters to remove heavy traffic from all but one parking lot and extend pavement lifespan and cost savings**
- **Create additional parking spaces to compensate for creation of access alleys**
- **Compliant with state and federal regulations**

The existing parking lots have a total of 227 parking spaces of varying sizes. The new design will allow for 228 full-size parking spaces, 9 compact car parking spaces, and 3 parking spaces for golf carts/ motorcycles.

Again, THANK YOU for your support in making the new parking lot a reality. This project will improve property values at Indian Pointe!

Bob Cassout, President

Jeff Seale, Vice President

Indian Pointe Condominium Association Board of Directors

"ALONE, WE CAN DO SO LITTLE; TOGETHER, WE CAN DO SO MUCH"

– HELEN KELLER

COMMUNITY NOTES

Parking Lot proposed completion date—Memorial Day 2021



COMMUNITY NOTES



BOARD OF DIRECTORS MEETING

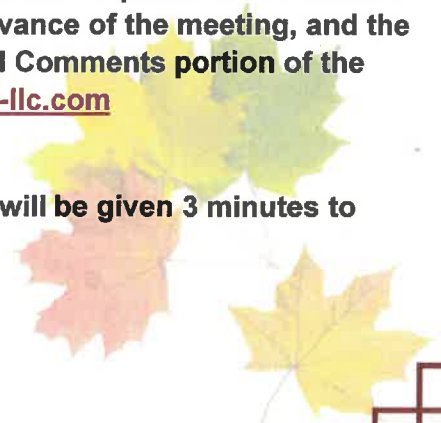
The next regular meeting of the Indian Pointe Condominium Owners Association, Inc. Board of Directors will be held on Saturday, September 19, 2020 at 8:30 a.m. The Indian Pointe Marina Association will meet directly following the Condominium meeting. The meetings will be held via Zoom.

Location:
Missouri Association Management, LLC.
2121 Bagnell Dam Blvd.
Lake Ozark, MO. 65049

If you choose to attend the meeting via Zoom, please download the Zoom application, follow the instructions and request an invitation via e-mail to: dmiller@mam-llc.com

In order to aid in conducting this meeting in a controlled manner, the Board requests that if owners have specific questions, please submit your questions in writing, in advance of the meeting, and the Board will respond to these questions during the Owner Questions and Comments portion of the meeting. Please submit your questions to Della Miller at dmiller@mam-llc.com

For owners who choose to observe the meeting via Zoom, each owner will be given 3 minutes to address the Board directly.



COMMUNITY NOTES



OWNER "MEAT AND GREET"

Date: September 19, 2020
Time: 5:00 p.m.

Place: Clubhouse – Outside
Details will be forthcoming
Watch for Online Survey



SAVE THE DATE

ANNUAL OWNERS MEETING
NOVEMBER 14, 2020

Details on how this meeting will be held
will be communicated in
the October newsletter

AS SUMMER COMES TO AN END — POOLS WILL BE CLOSING

Due to scheduled work needed on Pool 2 and Pool 3, we will be closing them on
Monday September 14

Pool 1 will remain open until Monday, October 5 (weather permitting)

COMMUNITY NOTES

ASSESSMENTS: The importance of paying assessments and paying them on time is crucial to the operation of our association. Thank you for paying your assessments on time.

THE OWNERS DIRECTORY is on the website; several changes have been made. Thank you to all who provided updated contact information.

PLEASE KEEP COMMON ELEMENTS CLEAR: Parking or storing bicycles, wagons, toys, rafts, etc. on any part of the common elements is not allowed. This includes front decks.

MARINA REMINDER: 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 the slip area, on boat, or in a Board approved storage container. All items must be properly secured to avoid blowing off the dock. Drilling into any of the steel support structure is strictly prohibited.

STORM DOOR and WINDOW REPLACEMENT: Many Owners are in the process of replacing storm doors and windows. Please remember to complete the Architectural Review Application Process for any structural modification to the inside or outside of your unit. The form can be found on the website.

The storm door many owners are choosing can be found online at homedepot.com. The model number is Anderson 3000 code: 306564306, in Bronze.

There are a few local companies that install windows. Camdenton Glass and Wells Glass still seem to be the companies providing installation at Indian Pointe.

PEST CONTROL: Your unit will be sprayed every other month. In September buildings 7 through 10 will be sprayed and in October buildings 1 through 6 will be sprayed. Docks are sprayed every month between March and November.

Pest control services starts at 9:00 a.m. on the day scheduled to spray. There is no set time for when your unit will be sprayed, exceptions cannot be made for specific time of service. It is important management has your door key or code.

A management representative will provide access to each unit and escort the pest control agent through each unit. A notice of entry will be left in your unit indicating pest control service was performed.

COMMUNITY NOTES

IN MEMORIAL



We are sad to announce that on August 5th, 2020, Indian Pointe lost a long time member of the Association, Richard Stewart "Stu." Stu was a Navy Veteran and will be greatly missed. In honor of Stu, let's salute our Veterans!

WELCOME NEW OWNERS

The Elizabeth D Miller Family Trust - 123

Josh & Tracy Burpo – 723

Joe & Shelly Nardi - 1028





National Good Neighbor Day is observed annually on September 28. This day was created to acknowledge and celebrate the importance of a good neighbor. It is a blessing to have a good neighbor, but it is even a greater thing to BE a good neighbor.

HOW TO BE A GOOD NEIGHBOR

INTRODUCE YOURSELF Whether you're new or a new neighbor moves in, introduce yourself.

BE CONSIDERATE Get to know your neighbors' lifestyles. If you know they work nights, make an effort to be quieter during the day.

RESPECT QUIET HOURS Be mindful of footsteps, loud voices, TV/stereo volume and noisy appliances such as washer, dryer, or vacuum during these hours. Please close patio doors slowly and softly. Avoid slamming patio and entry doors at all times.

BE A GOOD DOG OWNER put your dog on a leash when taking it out and pick up after it.

PRACTICE PARKING ETIQUETTE Park in your assigned space. Ensure your neighbors' parking space is open for them.

PARTY ALERTS Let your neighbors (aside, above, below) know if you will be having a party and give them your telephone number, so they can call you if it gets too loud.

STAY TIDY Keep the area by your front door and back deck clean.

THE GOLDEN RULE When in doubt always remember the golden rule.

"Do unto others as you want done unto you".



RECIPE OF THE MONTH

Stuffed Pepper Soup

Ingredients:

- 2 pounds ground beef**
- 6 cups water**
- 1 can (28 ounces) tomato sauce**
- 1 can (28 ounces) diced tomatoes, undrained**
- 2 cups chopped green peppers**
- ¼ cup packed brown sugar**
- 2 teaspoons salt**
- 2 teaspoons beef bouillon granules**
- 1 teaspoon pepper**
- 2 cups cooked long grain rice**
- Chopped fresh parsley, optional**

Directions:

- 1. In a Dutch oven over medium heat, cook and stir beef until no longer pink, breaking into crumbles; drain. Stir in next 8 ingredients; bring to a boil. Reduce heat; simmer, uncovered, until peppers are tender, about 30 minutes.**
- 2. Add cooked rice; simmer, uncovered, 10 minutes longer. If desired, sprinkle with chopped fresh parsley.**

Total Time: Prep: 15 min. Cook: 45 min.

Yield: 8 servings (2 quarts)



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 & TRAILER PARKING

Indian Pointe has PWC drive-on slip's available.

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.

Your Board of Directors—Building Representatives



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
Vice-President



Building 5:
Don Couche
dcoucheip@gmail.com



Building 6:
Alan Messick
amessickip@gmail.com
Secretary



Building 8:
Mike Mabrey
mabrey11@gmail.com



Building 9:
Robert Otte
rotteip@gmail.com



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



At Large:
John Stern
jsternip@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 questions:
Wilson, Toellner & Associates, CPA, LLC
Kim Austin
660-851-2463
E-mail: kim@wtcpa.com

Emergency Maintenance – After Hours
573-480-0163