

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

Anchor's Point Condominium Owners)
Association, Inc.,)
)
Complainants,)
)
v.)
)
TRR Management, LLC; Frank J. Steed, JR.)
d/b/a Steed Communities; JM Land Holdings,)
LLC; TRR Time Share, LLC; Carroll James)
Christiansen; Kimberling Inn, Inc.; and)
Kimberling Properties, Inc.,)
)
Respondents.)

File No. WC-2020-0048

**ORDER DIRECTING THE PARTIES TO FILE A PROPOSED
PROCEDURAL SCHEDULE**

Issue Date: February 14, 2020

Effective Date: February 14, 2020

Anchor's Point Condominium Owners Association, Inc., (APCOA) filed a complaint with the Commission against TRR Management, LLC; Frank J. Steed, JR. d/b/a Steed Communities; JM Land Holdings, LLC; TRR Time Share, LLC; Carroll James Christiansen; Kimberling Inn, Inc.; and Kimberling Properties, Inc., (collectively "Respondents"). APCOA allege that Respondents are operating a water corporation and public utility under the jurisdiction of the Commission without a Certificate of Convenience and Necessity, that Respondents transferred the water system without Commission authorization, that Respondents are charging a rate not authorized by the Commission, and that Respondents are refusing to provide an accounting of costs related to system operation and maintenance.

Respondents filed an answer to the complaint, and the Commission's Staff (Staff) filed a report regarding the complaint. Staff's report determined that the Commission does

not have jurisdiction over Respondents. The Commission ordered APCOA to file a response to Staff's report. APCOA's response disagrees with Staff's analysis.

The Commission will direct the parties to work together to file a proposed procedural schedule and to select a date for an evidentiary hearing. The Commission will adjust the schedule if necessary.

THE COMMISSION ORDERS THAT:

1. The parties shall work together to propose a procedural schedule.
2. Staff shall file the proposed procedural schedule, or a status report, no later than February 26, 2020.
3. This order is effective when issued.



BY THE COMMISSION

A handwritten signature in black ink that reads "Morris L. Woodruff".

Morris L. Woodruff
Secretary

John T. Clark, Senior Regulatory Law Judge,
by delegation of authority pursuant to
Section 386.240, RSMo 2016.

Dated at Jefferson City, Missouri,
on this 14th day of February, 2020.

STATE OF MISSOURI

OFFICE OF THE PUBLIC SERVICE COMMISSION

I have compared the preceding copy with the original on file in this office and I do hereby certify the same to be a true copy therefrom and the whole thereof.

WITNESS my hand and seal of the Public Service Commission, at Jefferson City, Missouri, this 14th day of February 2020.





Morris L. Woodruff
Secretary

MISSOURI PUBLIC SERVICE COMMISSION

February 14, 2020

File/Case No. WC-2020-0048

**Missouri Public Service
Commission**

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Kimberling Inn, Inc.

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**Missouri Public Service
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Steed Communities

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TRR Time Share, LLC

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Enclosed find a certified copy of an Order or Notice issued in the above-referenced matter(s).

Sincerely,



**Morris L. Woodruff
Secretary**

Recipients listed above with a valid e-mail address will receive electronic service. Recipients without a valid e-mail address will receive paper service.