



NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO
www.independencesquaretownhouses.com

Board of Directors

Marilyn Porter
President

Sheryl Frank
Vice President

Ray Gamble
Secretary-Treasurer

Bill Bailey

Ed Korte

Handy Phone Numbers

Indep. Square Office
816-252-0444

Central Jackson County
Patrol
816-645-3001

Animal Shelter
816-325-7207

Animal Control Dispatcher
816-325-7205

Citizens Info Center
816-325-7000

Police (Non-Emergency)
816-325-7300

Police (Emergency)
911

Report Power Outage
816-325-7550

BOARD MEETING, July 19, 2011

NEWSLETTER MINUTES

Sheryl Frank, vice president, called the meeting to order at 5:45 p.m. Other board members present were Ray Gamble, secretary-treasurer; Bill Bailey and Ed Korte.

Also attending were Alexis Martin, site manager; Beth Webb, assistant site manager; Mike Leach, maintenance superintendent; Melva Linville, property manager, and Suzanne Miles, human relations coordinator, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The next board meeting is August 16. The annual meeting will be September 21. Two positions are up for election, currently held by Bill and Ray.

Minutes of the June 21 meeting were approved.

Open Session

Appearing for the open session at 6 p.m. were John and Wanda Buckingham, Janet Fairbanks and Mike Riley, Bea Parks, Jessie Phillips, Greg Brush and Jonathon Brush.

Mike gave the maintenance report. From June 21 to July 19, 102 work orders were called in and 86 were completed. One refrigerator, one countertop, one water heater and one kitchen sink have been replaced. There have been one move-in and one move-out.

The tree service was called out to remove several branches from trees after recent storms and high winds.

Maintenance is painting the existing playground and working on inspections and a thorough clean-up of the grounds.

Alexis gave the office updates. There have been 25 statements of charges due, three attorney referrals and 24 defaults.

Twenty-four units are for sale; 11 of these are vacant. One move-in is scheduled. Three intents to vacate have been filed; four applications are pending.

Ray presented the Good Neighbor award to John and Wanda Buckingham.

Sheryl opened the floor to member comments. Board vacancies and carrying charges were discussed.

Sheryl thanked members for attending and the open session ended at 6:30 p.m.

Closed Session

The board reviewed the revised occupancy agreement and Bill recommended one correction. On page 4, in the last sentence under Article 13, the reference to “the meaning of Article 13 of this agreement” should be changed to “the meaning of Article 14 of this agreement.”

The meeting was adjourned at 9 p.m.

MICHAEL BENZ NAMED GOOD NEIGHBOR OF THE MONTH FOR AUGUST

Black-eyed Susans, purple coneflowers and mums are just a few of the flowers Michael Benz enjoys growing.

Michael gardens with enthusiasm and with generosity.

This summer, he planted flowers in the front and back yards for his neighbor, Ida Rae Connors, and he tends her gardens as well.

For his attention to the grounds and the sidewalks in the neighborhood, Ida Rae nominated Benz for the Good Neighbor Award.

Ida Rae said that Michael waters her flowers and yard, sweeps the porch and keeps sidewalks in front of two buildings swept clean and free of debris.

Sharing the beauty of his flower bed, Michael plans to organize a seed exchange among neighbors this fall.

“Then we can start the flowers on our window sills inside this winter,” Michael said.

The Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.

The board of directors will recognize Michael Benz at 6 p.m. during the open session of the August 16 board meeting. As a recipient of the Good Neighbor of the Month award, Michael will receive a \$25 gift card.

Parking Rules Apply to Guests, Too

Please let visitors know about the parking rules at Independence Square.

There have been many reports of people parking in any vacant space they can find -- whether that space is another member's or a vacant unit's spot.

Guests are required to park in a guest spot. As you know, members are responsible for the actions of their guests.

Thank you.

Two Slots Open on Board of Directors

Two members will be elected to fill three-year positions on the board of directors at this year's annual meeting.

Members in good standing who care about our community are encouraged to run for office and to vote. Resumes of candidates will be printed in the September newsletter.

The annual meeting will be held on the third Wednesday, Sept. 21.



Ray Gamble presents the Good Neighbor Award to John and Wanda Buckingham.

Board Members Sign Ethics Agreement

Serving on the board of directors is a responsibility and privilege.

The Independence Square board meets on the third Tuesday of every month except in September when the annual meeting is held on the third Wednesday. Meetings begin at 5:45 p.m.

In addition to regular monthly board meetings, the board may call special meetings throughout the year.

Once elected, all board members are required to sign the Board Member Code of Ethics.

Board Member Code of Ethics

As a member of the board of directors, I will

- listen carefully to my teammates.
- respect the opinion of other board members.
- respect and support the majority decisions of the board.
- recognize that all authority is vested in the full board only when it meets in legal session.
- keep well-informed of developments relevant to issues that may come before the board.
- participate actively in board meetings and actions.
- bring to the attention of the board any issues that I believe will have an adverse effect on the cooperative or those we serve.
- attempt to interpret the needs of those we serve to the cooperative, and interpret the actions of the cooperative to those we serve.
- refer complaints to the proper level on the chain of command.
- recognize that my job is to ensure that the cooperative is well-managed, not to manage the cooperative.
- represent all members and not a particular court or interest group.
- consider myself a "trustee" of the cooperative and do my best to ensure that it is well maintained, financially secure, growing and always operating in the best interests of its members.
- always work to learn how to do my job better.
- declare conflicts of interest between my personal life and my position on the board, and abstain from voting when appropriate.

As a member of the board, I will not

- criticize other board members for their opinions, in or out of the board room.
- use the cooperative for my personal advantage or that of my friends or relatives.
- discuss the confidential proceedings of the board outside the board room.
- promise how I will vote on any issue before a meeting.
- interfere with the duties of the administrator or undermine his or her authority with staff members.
- act as a director outside of board meetings unless so authorized by the board. (Outside the board meetings, the board member is just like any other member and his or her status as a board member is restricted to times when the board meets as a group to hear reports, discuss problems, make reports and make decisions.)
- direct the cooperative staff. (Cooperative staff are to be directed by Management. When a board member thinks something should be done, first it's brought out before the board. If the board decides to act, the board should vote on a motion notifying the Management Agent, and then let the Management Agent see that the motion is carried out.)
- reveal confidential information made available to the board to help make a business decision.

AUGUST 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 <i>Carrying Charges Due</i>	2	3 <i>Recycling Papers Picked Up</i>	4	5	6
7	8	9	10 <i>\$50 Late Fee Added</i>	11	12	13
14	15	16 <i>Board Meeting Open Session at 6pm</i>	17	18	19	20
21	22 <i>Delinquent Accounts to Attorney</i>	23	24	25	26	27
28	29	30	31			

Ray Gamble for Board of Directors

My name is Ray Gamble and my seat is up for election for the Board of Directors here at Independence Square Townhouses.

I have been serving on the board since 2004 and would like to serve another term with your help. I have lived here since 1985 and want to keep this a decent and affordable place to live.

I believe we should strive to keep getting newer blood on the board but I feel it is best to do so gradually. We need to keep some experience to help guide the newer board members on how things get done.

In 2009, we elected two new board members and it has worked out very well for Independence Square.

They now have two years of experience and they serve alongside board members with several terms of service, including Bill Bailey who is stepping down this year. There are a total of five board members.

I hope each and every one of you will put forth the effort to be at the annual membership meeting in September and cast your vote. We all need to work together on this and the board needs all the input from the members it can get if we are to continue improving the cooperative.

Thank you all for your involvement and, hopefully, your vote.

Ray Gamble