

**What I promise should I be elected:** We are all concerned when our carrying charges increase. With the cost of living increasing at an alarming rate, I am sure the recent increase was necessary to meet our current budget. But what if new ideas or rearranging the budget to better fit the needs of our cooperative could make it possible to use our money more efficiently and effectively?

I promise to work at understanding where our money goes and will review to see if we are using it in the best ways possible for our cooperative needs. I want to know what you think we should be doing or not doing.

The cooperative belongs to us, not to the board or the attorney or to the management company. The board is there to represent you.

Should I be elected, I promise to share with you to the best of my ability the issues being voted on so you can let me know your wishes and concerns in regards to how you want me to vote.

Thank you for taking the time to read my resume and for voting.

~ **Debra Malone**

## Security Report from Signal 88

We regret to inform the membership that in July several vehicles were broken into and belongings were stolen.

The office has notified Signal 88 Security about this and we are providing some tips to keep your vehicle safe.

### Tips to prevent car break-ins

1. Always lock your vehicle doors. Close windows and sunroofs.
2. Keep personal items out of view such as keys, phone adapters, chargers and compact discs.
3. Keep or hide shopping bags. Don't leave them in your vehicle. Place shopping bags in your trunk and then bring them inside as soon as you get home.
4. If your vehicle has an alarm, make sure you set it when locking your car.
5. If your vehicle stereo is removable, take it inside with you when you are home.

Please keep your eyes open for any strangers in the area. Who is that? I haven't seen that person before. Why are they walking around the vehicle? Observing and reporting such activities any time of the day or night can help keep your community safe.

If you see someone who looks suspicious, call the police and then call Signal 88 Security at 816.868.4115 in the evening. During the day, call the police and then notify the office.

## Dates to Remember

### August 2014

Carrying charges due: August 1

Recycled papers picked up: August 6

Carrying charges delinquent: August 10

Board meeting: August 19  
Open session at 6 p.m.

Carrying charges sent to attorney: August 20

### September 2014

Carrying charges due: September 1

Labor Day observed: September 1  
Office closed

Recycled papers picked up: September 3

Carrying charges delinquent: September 10

Annual meeting: September 17  
6:30 p.m. sign-in  
7 p.m. meeting begins

Carrying charges sent to attorney: September 22

### Please note:

*The Independence Square newsletter, "Around the Square," publishes two months of dates in every issue.*

*The July issue, for example, includes both August and September calendar dates as well as events.*

*The newsletter is published and delivered mid-month.*

AUGUST

Around  
the SQUARE

2014

### BOARD OF DIRECTORS

Sheryl Frank  
*president*

Ed Korte  
*vice president*

Ray Gamble  
*secretary-treasurer*

Mike Gamble

Marilyn Porter

### HANDY PHONE NUMBERS

Independence Square  
Townhouses office  
816.252.0444

Police (Non-emergency)  
816.325.7300

Police (Emergency)  
911

Signal 88 Security  
816.868.4115

Animal Shelter  
816.621.7722

Animal Control Dispatcher  
816.325.7205

Report Power Outage  
816.325.7550

Regional Animal Shelter  
21001 E. Highway 78  
Independence  
816.621.7722

Hours:  
Noon to 8 p.m. Tues. – Fri.  
11 a.m. to 6 p.m. Sat. – Sun.

Citizens Information Center  
816.325.7000

## Applications accepted for board of directors

Members of Independence Square will vote to fill three positions on the board of directors at this year's annual meeting.

The meeting will be at the clubhouse. Sign-in begins at 6:30 p.m. and the meeting starts at 7 p.m. on the third Wednesday in September, the 17th.

Door prizes will be awarded.

Only members in good standing can vote. Any member with an unpaid balance of more than 30 days cannot vote. If you cannot attend, you may vote by proxy.

Members voting by proxy must appoint another member in good standing to vote on their behalf. No attending member may cast more than his or her vote plus one proxy vote.

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

## NEWSLETTER MINUTES

July 15, 2014  
Board Meeting

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

Also attending were Alexis Martin, on-site manager; Martha Ramcke, assistant manager; Mike Leach, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Carmen Detherage, comptroller, with Linville Management Services, Inc.

The next board meeting is August 19.

Minutes of the June 17 meeting were approved.

## Open Session

Thirteen members signed in: Debra Malone, Cora Little, Jessica Allen, Barb Wood, Bea Parks, Jessie Phillips, Phyllis Cannon, Lorie Marler, Andria Knapp, Brandon Marler, Jean Hudgens, Judy Henthorn and Lisa Snead.

Sheryl welcomed them and called the meeting to order at 6 p.m.

Mike gave the maintenance report. Eight buildings have been treated for termites and roofs were repaired on 1265 and 1371.

Several basement foundation repairs are scheduled. Tree trimming will begin October 1. Maintenance is repairing window wells and putting gutter drains underground in front of the units.

Replaced were two kitchen floors, two bath floors, one water heater, one garbage disposal, one refrigerator and one bath faucet.

Of 125 work orders called in, 108 have been completed. There were five move-outs and two move-ins.

Alexis gave the office report. Nine units are for sale; two of these are not paying carrying charges. There have been seven intents to vacate and five move-ins are scheduled.

The annual membership meeting will be Wednesday, Sept. 17. Three positions are open on the board.

Martha, Mike Leach and Mike Gamble reported on the National Apartment Association conference.

Sheryl opened the floor to member comments.

Lori Marler won the door prize drawing.

The open session ended at 6:45 p.m.

## 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.

## Ray Gamble for Board of Directors

It's that time again -- September is the month of our annual membership meeting and Board of Directors elections.

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.

For those of you who are new and/or don't know about me, I have worked as a night auditor for Holiday Inns for about 15 years, the IRS for eight years and in a local casino for 12 years and am now semi-retired.

I hope each and every one of you will put forth the effort to be at the annual membership meeting 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**

## Michael Gamble for Board of Directors

My name is Michael Gamble, and I live in unit 1430.

I have lived in Independence Square for about 25 years and would like to serve on the Board of Directors. I have served on the board for the past three years and have grown to be a better board member.

In my many years of living in this great community, I

have seen a lot of changes, both by structure and by management. I have seen our community grow and I want to be part of making Independence Square an even better place to live.

I currently am in the nursing industry where I get to use my passion of caring for other people -- putting other people's needs above my own.

You might have seen me around the Square, along with my faithful companion, my dog Grace, who is a border collie-blue healer mix. She loves her home just as much as I do. She also loves to play with the kids of the community.

I look forward to working with other board members and all members of the community if I am elected to make the place where we live the best we can make it.

Independence Square is a place we can all call home and we should be proud of living here. With your help, we can continue to be a place we can be proud of.

Thank you for your consideration.

~ **Michael Gamble**

## Debra Malone for Board of Directors

**History:** Living in the same unit at Independence Square Townhouses since 1981 gives me history of how our property has evolved over the years. When I moved here 33 years ago with my two small children, I had no idea I would stay this long.

I have considered purchasing a house a few times and the cons always seemed to outweigh the pros for me. Cooperative living has been a good fit for my family since I never have to worry about things like a new roof or furnace or some other budget-devastating issue. Here I have the benefit of painting and decorating the inside like I want to make it feel like home, unlike what I would be able to do in an apartment.

I have worked as a nurse auditor for three different area hospitals for the past 30 years. That experience has given me insight and experience in reviewing records for compliance and accuracy.

**Why I want to be a board member:** I haven't run for the board before but feel it is my time to try and give back to my community and better understand the processes and events that take place in making decisions about our present and future.