



NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO

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, January 19, 2010

NEWSLETTER MINUTES

Marilyn Porter, president, called the meeting to order at 5:45 p.m. Other board members present were Sheryl Frank, vice president; Ray Gamble, secretary-treasurer; Bill Bailey and Ed Korte. Also attending were Alexis Martin, on-site manager; Veronica Blogin, assistant site manager; Mike Leach, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney. The next meeting will be February 16. The board reviewed and voted unanimously to approve the minutes of Nov. 17, 2009.

OPEN SESSION

Seven members appeared for the open session. Marilyn welcomed them and called the meeting to order at 6:30 p.m. Mike gave the maintenance report. From November 17 of 2009 through January 19, 2010, 145 of 155 work orders were completed. Replaced during this time were three refrigerators, one range, one garbage disposal, one kitchen faucet, one bath faucet, two kitchen floors, two bath floors, one bathtub, one water heater and one bath sink.

There have been two move-ins and three move-outs.

Alexis discussed the office updates. Fifteen units are for sale; 10 of those are vacant. There have been 18 statements of charges due, four attorney referrals, 27 defaults, 24 recertification packets mailed, four animal violations and two vehicle violations.

Lisa gave the managing agent's report. The board is meeting with Bob Guimbarda of EVS and Billy Still of Still Contractors after the open session to finalize plans for the renovations. Members will receive notices about when renovations will start in their units.

Marilyn opened the floor to member comments. Several members expressed concern about the closing of the smaller playgrounds and asked about the renovations. Guimbarda and Still joined the meeting and fielded questions. Guimbarda said the cooperative's 22 buildings will be treated as 22 separate projects. Work will be done first on the outside of buildings; then on the inside. The goal is to complete repairs and renovations in units within a week's time. In other words, work that begins on Monday will be finished by Friday. Typically, if work is being done in the bathroom of a unit that has only one bathroom, the toilet will be functional by the end of that day. Guimbarda said that the contractors work with management staff; that they don't communicate directly with the residents. Members need to communicate with the management staff. Marilyn thanked members for attending and the open session ended at 7:10 p.m.

CLOSED SESSION

Guimbarda distributed an analysis of project sources and uses, a renovation budget tracking from original to final, a construction budget summary and a detailed scope of work.

The biggest change in the renovation budget is the decision to replace all the mansards. The board examined samples of mansard shingles and colors and chose Pelican Bay mansards in a shade called antique wicker with fascia materials to match in the same shade.

The board agreed to use a passage lock and deadbolt system on the front doors. The board chose brushed nickel finish for the hardware on the doors.

The board chose ``jeweled ivory’’ for kitchen countertops to complement the tile Mike is using.

The board viewed a proposed new bathtub insert and voted unanimously to use it in the renovations.

EXECUTIVE SESSION

The board convened for an executive session at 9:10 p.m.

The meeting was adjourned at 9:30 p.m.

FEBRUARY 2010						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 <i>Carrying Charges Due</i>	2	3 <i>Recycled Papers Picked Up</i>	4	5	6
7	8	9	10	11 <i>Late Fees Applied</i>	12	13
14	15 <i>Office Closed President's Day</i>	16 <i>Board Meeting</i>	17	18	19	20
21 <i>Attorney Referrals</i>	22	23	24	25	26	27
28						