

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 Managing Agent, and then let the Managing Agent see that the motion is carried out.)

- reveal confidential information made available to the board to help make a business decision.

Feral cats spread disease

The board has received many reports of stray cats prowling the yards of members. Some of the cats have kittens.

These cats are living under decks and in the field behind the garage.

At parks, zoos and recreation areas, signs are posted: **"Please don't feed the animals."**

It may seem unfortunate but that admonition holds true here at Independence Square for these feral cat colonies.

Stray cats carry diseases that are dangerous to people and to other animals. Pet waste is unsanitary and annoying to members of all ages who enjoy our grounds.

A recent U.S. Geological Survey study of streams and creeks in the Kansas City region showed that bacteria from pet waste is the source of about 25 percent of the bacteria in local waterways.

When pet waste is not disposed of, water quality isn't the only thing that suffers. Adults working in their gardens, children playing outside and family pets are at risk for infection from some of the bacteria and parasites in pet waste.

Another hazard is created when food is left out for the feral cats: it attracts rodents and roaches.

We are asking you to please not feed the stray cats.

Thank you for your cooperation.

Fall Garage Sale

Sept. 18 and 19
Friday and Saturday
at
Independence Square Townhouses, Inc.

Rain dates are Sept. 25 and 26

Dates to Remember

September 2015

Carrying charges due: September 1

Recycled papers picked up: September 2

Labor Day observed: September 7
Office closed

Carrying charges delinquent: September 10

Annual meeting: September 16
Sign in: 6:30 p.m.
Meeting: 7 p.m.

Delinquent accounts sent to attorney: September 21

October 2015

Carrying charges due: October 1

Recycled papers picked up: October 7

Carrying charges delinquent: October 12

Board meeting: October 20
Open session: 6 p.m.

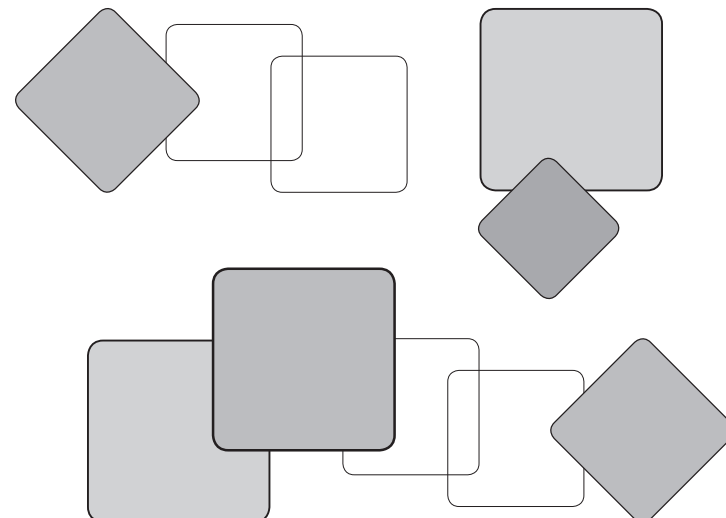
Delinquent accounts sent to attorney: October 22

Please note:

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

The September issue, for example, includes both September and October calendar dates as well as events.

The newsletter is published and delivered mid-month.



SEPTEMBER

Around
the SQUARE

2 0 1 5

BOARD OF DIRECTORS

Ed Korte
president

Sheryl Frank
vice president

Mike Gamble
secretary-treasurer

William Bather

Debbie Malone

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

Annual meeting September 16

Members of Independence Square will vote to fill 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 16th.

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.

NEWSLETTER MINUTES

August 18, 2015
Board Meeting

Board members present: Ed Korte, president; Sheryl Frank, vice president; Mike Gamble, secretary-treasurer; Bill Bather and Debbie Malone
Staff present: Alexis Martin, on-site manager; Martha Ramcke, assistant on-site manager; and Mike Leach, maintenance superintendent
Also attending: Dudley Leonard, cooperative attorney; and Carmen Detherage, comptroller, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

Ed called the meeting to order at 5:45 p.m.

Dudley reviewed the attorney status report.

Minutes of July 15 and 21 were approved.

Open Session

Seven members signed in. Ed welcomed them and called the meeting to order at 6:05 p.m.

Alexis gave the office report.

Five units are for sale and one is not paying carrying charges. Since the last meeting, there have been four move-ins and four intents to vacate. Seven move-ins are scheduled, three applications are pending and only two units are left to take applications on.

The fall yard sale is September 18 and 19 with rain dates of 25 and 26.

The annual membership meeting is Wednesday, September 16. Sign-in begins at 6:30 p.m. and the meeting begins at 7 p.m. Sheryl Frank and Ed Korte have submitted resumes for board positions.

Mike presented the maintenance superintendent's report.

Several foundations have been repaired and more will be scheduled. Three trees are scheduled for removal.

Replacements from July 21 to August 18 were one refrigerator, one range, one garbage disposal, one kitchen faucet, one bath faucet, one bath floor and one water heater.

There have been four move-ins and one move-out since the last meeting.

Of 128 work orders called in, 112 have been completed.

Jessie Phillips was recognized as the Good Neighbor of the Month for August.



Jessie Phillips received the Good Neighbor of the Month award for August and also won the door prize drawing.

Recognized with referral bonuses of \$200 were Laura Smith, Miguel Diaz and Judith Henthorn.

Jessie Phillips won the door prize drawing.

Ed opened the floor to member comments.

The open session ended at 6:25 p.m.

Closed Session

The board reconvened for a closed session and the meeting was adjourned at 7:20 p.m.

Running for re-election: Sheryl Frank

Hello, my name is Sheryl Frank. I have lived at Independence Square Townhouses for over 27 years and wouldn't change a thing. I love living here. Most of you have

probably seen me walking my little black and white dogs, Cassy and Angel, around the townhouses every day.

I have 37 years experience working in public relations. And I have owned my own vending business in the past. I have been volunteering at Great Plains SPCA for the past three years and I am retired; so, I will have plenty of time to devote to Independence Square Townhouses.

I have been a board member of Independence Square Townhouses for the past six years. I am currently serving as vice president of the board of directors. I have chaired and served on various committees off and on over the past 19 years. During this time, I have taken several training courses from the Midwest Association of Housing Cooperatives (MAHC). I am also classified as a Certified Cooperative Director.

I do care about the community I live in and I will work hard to keep Independence Square Townhouses an affordable and enjoyable place to live. I feel that we need representation from various age groups to get different points of view and new ideas so that the board can work together as a whole to meet the needs of our members.

I am a candidate for the Board of Directors of Independence Square Townhouses. I would like the opportunity to continue to serve on the board for the next three years. I would like to be a part of making our community the best that it can be. If given the chance, I will not disappoint you: I will serve you well.

I would greatly appreciate your support in the upcoming election.

Thank you very much,

Sheryl Frank

Running for re-election: Ed Korte

I am seeking another term as a member of the board of directors of Independence Square Townhouses, Inc., because I want to help keep this housing cooperative prosperous while providing a safe and well-maintained place for members to live.

I am asking for your vote during the Annual Membership Meeting on Wednesday, September 16.

I have served on the board since 2009 and currently serve as president of the board. My attendance record has been excellent. I am also chairman and photographer for our "Around the Square" monthly newsletter.

In April of 2010 and in June of 2014, I was chosen as a Good Neighbor of the Month.

During the six years that I have served, I have worked with the other board members

- to support our affordable housing mission at all levels
- to encourage member participation in cooperative activities and open sessions of board meetings
- to obtain refinancing for repairs and upgrades to Independence Square Townhouses
- to approve renovations that improved individuals units of all members and the entire property.

I am retired and have the time and interest to give board responsibilities the attention they deserve and to give all decisions affecting the cooperative thoughtful consideration.

Your vote is important to me. Please attend the annual meeting and re-elect me to another term.

Members receive \$200 referral bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they recommend becomes a member.

Miguel Diaz, Judy Henthorn and Laura Smith were recognized with \$200 referral bonuses at the August meeting.

We thank our members for their vote of confidence in our cooperative and for helping us attract qualifying new members.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Independence Square for their new home, it means that you enjoy living here and that you know someone else who would be a good neighbor for us.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in.

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. A board member's status 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