

Around the Square

August 2009

Independence Square Townhouses, Inc. - 1360 Baker Drive - Independence, MO 64050 - 816-252-0444

Independence Square Townhouses, Inc.
July 21, 2009
Board Meeting

NEWSLETTER MINUTES

Marilyn Porter, president, called the meeting to order at 5:45 p.m. Other board members present were John Heaton, vice president; Ray Gamble, secretary-treasurer; Bill Bailey and Jim Mitchell. Also attending were Mike Leach, maintenance superintendent; Alexis Martin, site manager; Veronica Blogin, assistant site manager; and Lisa Gamble, controller for Linville Management Services, Inc.

The next board meeting will be August 18.

The board reviewed and approved the minutes of June 16.

Alexis gave the manager's report. Eleven units are for sale; seven of these are vacant. Two applications are pending. Since the last board meeting, there have been five moves and one more is scheduled for this week.

Residents in Buildings #10, 11 and 12 have written a request for more lighting in their cul-de-sac. The City of Independence will install additional lightpoles with 150-watt high-pressure sodium bulbs for \$25 a pole. The poles will be metered separately and Independence Square will be charged. The board voted unanimously to pursue additional lighting with the City of Independence.

Due to the success of the dog registration clinic, a similar event will be held for resident cats to get photos of them for identification purposes.

Open Session

Three members appeared for the open session at 6:30 p.m.

Mike gave the maintenance report. From June 16 through July 21, 93 of 106 work orders were completed. Replaced during this time were two garbage disposals, one refrigerator, one range, one kitchen faucet, two bath faucets, one kitchen floor, two bath floors, one tub and one water heater.

Progress is being made on 1219, the unit that was damaged by fire. Maintenance will be getting a used Honda mini-truck next week and will be selling the 1987 Ford Ranger.

Alexis gave the office updates. There have been 13 statements of charges due, two attorney referrals, 14 defaults, three animal violations and two vehicle violations. Twenty recertification packets have been mailed.

Board of Directors

Marilyn Porter,
President

John Heaton,
Vice president

Ray Gamble,
Secretary-treasurer

Bill Bailey

Jim Mitchell



Yard Sale Slated for Sept. 18 and 19

Look for bargains throughout Independence Square on Friday, Sept. 18, and Saturday, Sept. 19.

That's the date for the annual cooperative yard sale.

Hours are 8 a.m. to 5 p.m.

Please contact the office with any sale items you wish to list: 816-252-0444.



Independence Square office: 816-252-0444
Central Jackson County Patrol: 816-645-3001
City of Independence
Animal shelter: 816-325-7207
Animal control dispatcher: 816-325-7205

Handy Phone Numbers

Citizens Info. Center: 816-325-7000
Non-emergency police: 816-325-7300
Police emergency: 911
Power outage report: 816-325-7550

Lisa reported that the board would be meeting with EVS tonight to discuss refinancing options.

Marilyn opened the meeting to member comments. The loan for renovations was discussed. The community garden was reported to be doing well but there would be no strawberry patch this year.

John reminded members that two three-year positions will be coming open on the board in September.

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

Barking dogs bother neighbors



Dogs barking continually in backyards are making life miserable for neighbors who must endure the noise.

Dog owners are asked to please be considerate of other members of the cooperative.

Allowing pets to create disturbances is a violation of Independence Square rules and regulations and places a member in default of the Occupancy Agreement.

Violation of these rules can result in a member's account being sent to the cooperative attorney for Termination of Right to Occupy; in other words, loss of membership.

Standing water breeds mosquitoes

Members with wading pools for children are reminded to empty their pools daily.

Pet owners who leave bowls of drinking water outdoors for their dogs are also asked to provide fresh water daily.

Standing water becomes a breeding ground for mosquitoes and the diseases they can spread.

Services for Hire

Odd Jobs

Mowing, weed-eating, yard work, housework

Reasonable rates

Call Nicole or Chris

816.332.9306



Two positions open on board of directors

Cooperative members will fill two 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. Resumes of candidates will be printed in the September newsletter.

The annual meeting will be held on the third Wednesday in September, the 16th.

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

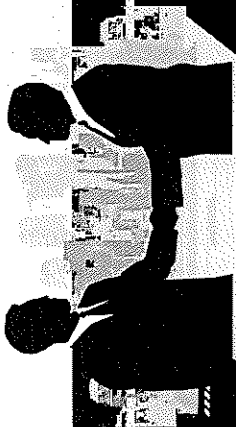
As a member of the board of directors, I will

- 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 2009



| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|---------------------------------|--|--------------------------------|---|-----|-----|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 Recycled paper pick-up | 6 | 7 | 8 |
| 9 | 10 \$50.00 late Fee added | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 Board Meeting Open Session at 6:30 p.m. | 19 | 20 Delinquent accounts to attorney | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |

Carrying charges due