

I want to help keep our 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 19.

I was elected to a three-year term on the board in 2009 and I currently serve as chairman and photographer for our "Around the Square" monthly newsletter.

In April of 2010, I was chosen as a Good Neighbor of the Month.

During the three 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 individual 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.

## Michael Gamble for Board of Directors

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

I have lived in Independence Square for over 20 years and would like to serve on the Board of Directors.

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. Also, if you have seen me around the Square, you might have seen me with my faithful companion, my dog Lucy, who is an Australian collie mix. She loves her home just as much as I do.

I was appointed a board member last year and look forward to working with the other board members and the members

of the community again if I am elected to make the place where we live the best we can make it.

Independence Square is a place we can call home and we should be proud of living here. Thank you for your consideration.

## 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 am currently secretary-treasurer of the board. I 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 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.

## Wanted to hire

**Part-time, light housekeeping for member  
Please call 816.252.3285.**

## Dates to Remember

### August

Carrying charges due: August 1  
Recycled papers picked up: August 1  
Carrying charges delinquent: August 10  
Accounts sent to attorney: August 20  
Board meeting: August 21  
Open session at 6 p.m.

### September

Carrying charges due: September 1  
Labor Day observed: September 3  
Office closed  
Recycled papers picked up: September 5  
Carrying charges delinquent: September 10  
Annual Membership Meeting: September 19  
Board election  
Accounts sent to attorney: September 20

AUGUST

### BOARD OF DIRECTORS

Marilyn Porter  
*president*

Sheryl Frank  
*vice president*

Ray Gamble  
*secretary-treasurer*

Ed Korte

Mike Gamble

### HANDY PHONE NUMBERS

Independence Square  
Townhouses office  
816.252.0444

Central Jackson  
County Patrol  
9 p.m. to 4 a.m.  
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



2012



Bonnie Corbett accepts a \$25 gift card from Martha Ramcke, assistant on-site manager for Independence Square Townhouses, Inc.

Bonnie was the winner in the door prize drawing held at the end of the open session of the July 17 board meeting.

## APPLICATIONS ACCEPTED FOR BOARD OF DIRECTORS

Members of Independence Square will vote to fill four 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 19th.

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 September newsletter.

## MEMBERS RECEIVE \$200 REFERRAL BONUSES

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

Kenia Hernandez was recognized for a referral at the July 17 board meeting.

We thank Kenia and other referring 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.

## NEWSLETTER MINUTES

### Board Meeting July 17, 2012

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; Ed Korte and Mike Gamble.

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 Suzanne Miles, human relations coordinator, with Linville Management Services, Inc.

The next meeting is August 21.

Minutes of the June 19 board meeting were approved.

Alexis discussed the office manager's report.

### Open Session

Thirteen members signed in for the open session at 6 p.m. They were Abby Dolman, Chelle Marler, Jean Hudgens, Joyce Layton, Helen McElfresh, Bonnie Corbett, Lindsay Torres, Michael Benz, Ida Rae Conners, Mike Riley, Janet Fairbanks, Jessie Phillips and Bea Parks.

Mike presented the maintenance report. From June 19 to July 17, 102 work orders were called in and 93 completed. Replaced were one refrigerator and one range.

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

Maintenance is halfway done with the air conditioning unit cleaning. Trimming the bushes has been completed.

Alexis gave the office updates. There have been 34 statements of charges due, three attorney referrals, 28 defaults, nine animal violations and one vehicle violation.

Seventeen units are for sale. Four of these are not paying carrying charges. Four applications are pending and two move-ins are scheduled.

Kenia Hernandez was recognized as the recipient of a \$200 referral bonus.

Marilyn opened the floor to member comments.

Bonnie Corbett won the door prize drawing of a \$25 gift card.

Marilyn thanked members for attending and the open session ended at 6:40 p.m.

### Closed Session

Dudley discussed the pet permit. The board voted to add Akitas and Staffordshire Terriers to the list of banned breeds. "Pit bull" will be defined on the permit according to the language of the City of Independence municipal code.

The board approved a revision to the procedure for violators of pet rules. They will be given a first notice of 10 days to comply. If they have not complied, their account will be sent to the attorney for a final notice of 10 days to comply or their permit will be revoked and the pet must be removed.

Dudley reviewed the attorney status report.

The board agreed that a member can receive the Good Neighbor of the Month award only once in a year. The year begins with the annual meeting in September and ends with the next year's annual meeting.

The meeting was adjourned at 7:45 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.

### J.P. Corbett Named Good Neighbor for August

Curb appeal counts.

How the cooperative looks makes a difference in the way members feel about where they live. Looks also influence the impression visitors have when they see Independence Square Townhouses for the first time.

J.P. Corbett cares about the appearance of his community and recently invested time and resources into improving the grounds. That's why Michael Benz nominated him for the Good Neighbor of the Month for August.

"J.P. has donated many plants to fellow neighbors and helps beautify the neighborhood," Michael said.

This spring, Michael helped J.P. plant perennials around the office and at both entrances to Independence Square Townhouses.

J.P. chose a diverse selection designed for blooming from early spring through late autumn such as lavender, balloon flowers, peonies, columbine and black-eyed Susans. Perennials cost more than annuals, J.P. said, but they are an investment in property maintenance because they bloom year after year.

J.P. operated a landscaping and mowing business, "Greener Pastures," in Michigan for more than 20 years.

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 J.P. at 6 p.m. during the open session of the August 21 board meeting. As a recipient of the Good Neighbor award, J.P. will receive a \$25 gift card.

### 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