



# 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, December 21, 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, site manager; Beth Webb, assistant site manager; Mike Leach, maintenance superintendent; Melva Linville, property manager, and Suzanne Miles, human relations coordinator, of Linville Management Services, Inc.; and Billy Still of Still Contractors of Olathe. Minutes of the November 16 board meeting were approved unanimously.

Billy Still said the floor sample choices he has available for the board and staff to view for the clubhouse renovations are within the budget. He said work will begin downstairs on December 27 and probably will take 30 days. He said there shouldn't be any odors and the crew will try to contain dust from the drywall work by curtaining the work area off.

The board voted unanimously to cancel the January board meeting and meet again in February as scheduled on the 15th.

### **Open Session**

The board reconvened downstairs for the open session of the board meeting. Marilyn called the meeting to order at 6 p.m. Three members were present.

Mike gave the maintenance report. From November 16 through December 17, 120 work orders were called in and 97 were completed. Since the November meeting, there have been three move-outs and three move-ins. Construction on the interiors of the units has been completed. Punch lists remain. Also completed are construction on exterior shingles and gutters, concrete work and mud jacking. Clubhouse renovations will begin downstairs on December 27.

Alexis gave the office updates. Twenty-three units are for sale; 11 of these are vacant. Three applications are pending. There have been four intents to vacate. There have been 22 statements of charges due, three attorney referrals and 17 defaults.

Aurora Subang was announced as the Good Neighbor of the Month for December.

Marilyn advised the members that the board would not be meeting again until February 15 due to renovations on the clubhouse. She opened the floor to member concerns. Mike was asked about work on the roofs. He said crews are painting the edges of buildings and putting a new roof on Building 20.

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

## CLOSED SESSION

The board agreed to table discussion of the revised occupancy and membership purchase agreements until the February meeting. Alexis reported that donations from members and staff allowed for two cooperative families to be helped during Thanksgiving and two families for the December holidays. The board agreed that the office staff should choose the flooring for the upstairs of the clubhouse. The choices agreed upon by Beth and Alexis were Tahoe Vista for the tile and Famous Last Words for the carpet. Alexis was asked to notify Still about the decision. The meeting was adjourned at 7:30 p.m.

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## No Board Meeting in January

Improvements to the clubhouse are long-awaited and welcome, but the construction work involved in upgrading and improving the facility has made meeting there temporarily inconvenient.

So, the board voted not to hold the regular January meeting.

The next board meeting will be Tuesday, February 15.

Please come to the open session at 6 p.m. then and see your new clubhouse.

JANUARY 2011						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 <i>Carrying Charges Due</i>
2	3	4	5 <i>Recycled Papers Picked Up</i>	6	7	8
9	10	11 <i>Late Fees Applied</i>	12	13	14	15
16	17 <i>OFFICE CLOSED Martin Luther King, Jr. Day</i>	18	19	20	21 <i>Attorney Referrals</i>	22
23	24	25	26	27	28	29
30	31					



# What a GREAT snow!

Llamas in the field adjoining the ISTI campus.

## Check Reader

The ISTI office has a new check reader. Please write checks clearly, indicate your townhouse address and keep edges unfolded so that the reader will be able to credit your account. The new system will help keep our budget on track.



## Leash Ordinance

Restraint and Control: All animals should be kept in an enclosed or fenced area from which it cannot escape, or on a leash or tether of sufficient strength to confine the animal to the yard or premises of the owner. ~www.indepmo.org

**Dogs & Cats MUST be fenced in or leashed at ISTI**

# 3 Cheers for Maintenance



**Thank you  
Dave, J\$, Jerry  
Mike and Ronny!!**



## Car & Pet Permits

Per ISTI regulation, you will be receiving annual car & pet forms. Please complete and return them to the office quickly. Both forms are required regardless of whether you own a pet or a vehicle.

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## FYI

The Blue Ridge Cutoff Bridge over Interstate 70 near the Truman Sports Complex will be taken down this weekend. Traffic on I-70 will be diverted so that the bridge can be dropped late Friday. MoDOT hopes to have I-70 opened by Monday morning at the latest.

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## Renovation

The renovation continues. The remaining items on the punchlists are still being worked on but much of your townhouses are complete! The office/club room is undergoing the process now. 😊 Please excuse us if you call and we ask you to repeat yourself; when the drilling starts below, we hear only that!



Asphalt is awaiting warmer temps as are the playground renewals.

This has been a challenging process but we hope that everyone will be thrilled with our improved appearance very soon!