



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, February 16, 2010

NEWSLETTER MINUTES

Sheryl Frank, vice president, called the meeting to order at 5:50 p.m. Other board members present were 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; Melva Linville and Lisa Gamble of Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney. Marilyn Porter, president, joined the meeting at 7:15 p.m.

The next meeting will be March 16. The board reviewed and voted unanimously to approve the minutes of January 19. The board voted unanimously to move the open session of the monthly board meetings to 6 p.m. This becomes effective with the March meeting.

OPEN SESSION

One member appeared for the open session at 6:30 p.m. Mike gave the maintenance report. From January 19 through February 16, 64 of 72 work orders were completed. Replaced during this time were two ranges, one garbage disposal, two bathroom floors and two water heaters. There have been three move-ins and one move-out. Yard inspections will begin on March 1 if weather permits. Dave Lawrence submitted a bid for 2010 mowing. The board reviewed the bid and voted unanimously to accept it.

Alexis discussed the office updates. Thirteen units are for sale; nine of these are vacant. There have been 24 statements of charges due, one attorney referral, 20 defaults, two vehicle violations and 18 recertification packets mailed. Lisa gave the managing agent's report. She said the board is meeting with the contractors tonight to finalize decisions on renovations.

Sheryl opened the floor to member comments. A cooperative-wide meeting was approved for 6:30 to 7:30 p.m. on Tuesday, February 23, to find out if members are interested in a community garden again this summer. The board voted unanimously to allow the meeting on the date and at the times requested, to pay a \$2 membership fee and a \$15 tilling fee for the garden and to have the fliers printed and distributed to members on Friday. Before tilling begins, Mike will be consulted about the location.

CLOSED SESSION

Billy Still, Scott Beard and Bob Guimbarda appeared to discuss renovation decisions. A special meeting will be held at 6 p.m. on Tuesday, Feb. 23. Board members will discuss their decisions on the mansards and on the doors.

Guimbarda told the board that once decisions are made, a budget will be set up and bid out to subcontractors. Guimbarda then will return to the board and re-establish the operating budget and start to work. There will be board decisions required throughout the project.

The meeting was adjourned at 7:45 p.m.

Good Neighbors in our Cooperative Deserve Recognition

Independence Square is full of unsung heroes. They may be the neighbor who brings you a meal when you're sick or who gives you a ride to the grocery store when your car is in the shop or who takes care of your cat when you're away. They may be the neighbor who volunteers to serve on committees or who organizes activities. You may have seen a neighbor picking up litter in your neighborhood. Whatever the act of kindness, Independence Square is a better place to live because of these unsung heroes.

And now, we want you to help us recognize them with the Independence Square Good Neighbor honor. Please tell us about your neighbor by filling in the form and turning it in to the office. The kindness can be a one-time act or it can be something done on a regular basis. The act of kindness can benefit just one person, a neighborhood or the entire cooperative. One Good Neighbor will be recognized every month and will receive a \$25 gift card.

Nominees must be members in good standing. All information will be verified. The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.

Good Neighbor Nomination

I, (your name) _____ nominate _____

of _____ (address) for the Good Neighbor of the Month.

Explain why you are nominating this person. What has she or he done to be a good neighbor? _____

Tell us about your neighbor: Why does or did your neighbor do this? _____

In what way does this act of kindness help you or others? _____

How long has he or she lived in Independence Square? _____

Optional: _____

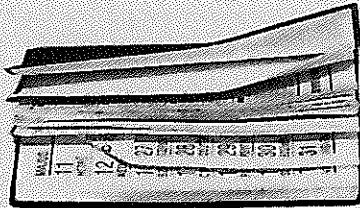
Other members of the household? _____

Occupation? _____

Any other information you'd like share? _____

OPEN SESSION TO START AT 6 PM

Beginning in March, the open session of the monthly board meeting will start at 6 p.m. All members are encouraged to attend the open session to learn what's new in the cooperative and to express their concerns or observations. The March meeting is on Tuesday the 16th.



Daylight Saving Time Begins on March 14

It's that time of year again. You'll lose an hour on Sunday, March 14. That's when Daylight Saving Time kicks in. So, set your clocks ahead one hour. For example, if you get up at 6 a.m. on Sunday, move the time up to 7 a.m. You get your hour back on November 7.

Our Sincere Condolences

Heartfelt sympathy to Linda Schock and her family. Linda's mother died on Feb. 8, 2010.

Yards to be Inspected for Compliance with Rules

Maintenance will begin yard inspection on March 1. The goal of the inspections is to make sure grounds are attractive and enhance the appearance of Independence Square and to keep yards safe for members, guests and construction crews that soon will be working to renovate and upgrade buildings. Here are some of the rules members have agreed to follow when they signed their occupancy agreements.

Planting: Planting that could cause structural problems or mowing problems will not be approved.

Vines: Vines will not be allowed on the buildings.

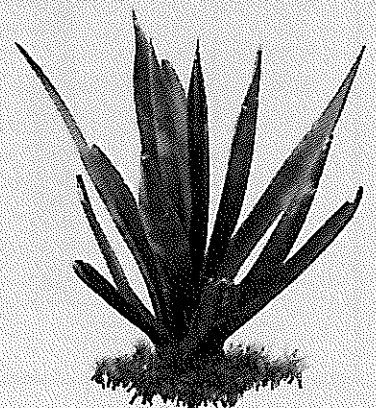
Flower beds: Flower beds in front or back yards shall be planted next to the buildings. They shall not extend beyond the stoop approximately fifty-six (56) inches. They will be sloped away from the building to allow for drainage. Raised flower beds are not allowed. Any type of edging used must allow for drainage and may not be taller than six (6) inches.

Yard ornaments: Yard ornaments are to be confined to the flower bed.

Fenced back yards: The member is responsible for fenced back yards. They are to be mowed and kept free of clutter. Grass should not be more than six (6) inches tall. If you receive notice from Maintenance to mow your yard, you will have forty-eight (48) hours to do so. If not done in this time period, Maintenance will mow your yard and a \$25 fee will be charged.

Bicycles, tricycles, Big Wheels and toys: When not in use, bicycles, tricycles, Big Wheels and such must be kept inside your unit or in the back yard next to the building. Toys are to be stored inside the unit when not in use.

Clothes drying: Clotheslines may be installed in the basement. You may install a rotary clothes-drying post in back yards only. No other type of outdoor clothesline is authorized. When not in use, the rotary post must be stored in the unit.



MARCH 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Carrying Charges Due	2	3 Recycled Papers Picked Up	4	5	6
7	8	9	10	11 Late Fees Applied	12	13
14 Daylight Savings Time Begins (Set your clocks one hour later)	15	16 Board Meeting Open Session 6:00 PM	17	18	19	20
21	22 Attorney Referrals	23	24	25	26	27
28	29	30	31			