

Around the Square

OCTOBER 2009

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

Independence Square Townhouses, Inc. Annual Meeting September 16, 2009

NEWSLETTER MINUTES

Marilyn Porter, president, confirmed with Alexis Martin, on-site manager, that a quorum was present. She then called the meeting to order at 7:05 p.m.

Also present were John Heaton, vice president; Ray Gamble, secretary-treasurer; Bill Bailey and Jim Mitchell, board members; Veronica Blogin, assistant site manager; Mike Leach, maintenance superintendent; Dudley Leonard, cooperative attorney; and Lisa Gamble, controller for Linville Management Services, Inc.

Marilyn welcomed members and thanked them for attending. She introduced the front table and referred to the official notice of the Annual Membership Meeting mailed to all members as proof of notice of the meeting.

Ray read aloud the minutes of the Annual Meeting of September 2008. The minutes were approved.

Alexis gave the manager's report. In the past year, the office has taken 26 applications resulting in 21 move-ins. Currently, 11 units are for sale and seven of those are vacant.

Two new street lights were installed this month: at building 11 and at building 22.

The annual fall yard sale will be from 8 a.m. to 5 p.m. on Friday and Saturday, Sept. 18 and 19. Rain dates are Sept. 25 and 26. The second phase of the crime-free multi-housing program is projected to be conducted after improvements to the property are made.

A paper recycling bin has been placed in the office parking lot for members to use anytime they have papers for recycling. Maintenance will pick up papers at individual units on the first Wednesday of every month.

Members who acquire a new vehicle or pet are reminded to please register them at the office.

Sheryl Frank reported for the Pet Committee. Photos were taken of members' dogs and cats recently.

Katie Branson reported on the community garden, new this year.

Mike gave the annual maintenance report. There have been 22 rehabs this year. Several repairs have been made on basement leaks. The maintenance department now has three used mini-trucks.

Lisa gave the managing agent's report. She prepared a pie chart illustrating how carrying charges were spent and distributed printed copies to members. The cooperative's assets are \$4,683,161. Reserves are \$640,625.

The cooperative has requested a loan of \$3.3 million to pay off the flexible subsidy loan of \$699,472 and for improvements to units and the property. National Cooperative Bank is the lender. The target date for the closing is October 9. Carrying charges are anticipated to increase by about eight percent.

Capital improvements to be made include roof and gutter replacements as needed, concrete work, sliding glass doors, basement windows, clubhouse renovation, asphalt overlay, furnaces, air conditioners, ground-fault circuit interrupters, breaker boxes, playgrounds, new entry doors and locks, new front storm doors, bathroom fixtures, tub surround replacements and countertops, vinyl floors and kitchen sinks as needed.

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Board of Directors

Marilyn Porter, president

Sheryl Frank, vice president

Ray Gamble, secretary-treasurer

Bill Bailey

Ed Korte



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

Bill moved to set aside the regular order of business and move directly to the election. The motion was seconded and carried.

Marilyn asked for three volunteers to serve as inspectors of election. Mike Gamble, Maria Ramos and Tammy Raney volunteered.

Marilyn advised the members that there were two three-year positions open on the board. Candidates who have filed are Katie Branson, Ida Rae Conners, Abby Dolman, Sheryl Frank, John Heaton and Ed Korte. She asked for nominations from the floor and Porfirio Figueroa was nominated. There were no more nominations and members voted to close the nominations.

Candidates addressed the members. Members voted by ballot. Dudley Leonard and the election inspectors left to count ballots.

Marilyn acknowledged the service of Jim Mitchell, who is retiring from the board of directors.

Door prizes were drawn. Winning first place of \$50 was Lindy Campbell; second place of \$30, Katie Branson; and third place of \$20, Mike Gamble.

Dudley and the inspectors returned at 8 p.m. with the results of the election: Ed Korte with 36 votes and Sheryl Frank with 28 votes were elected. Katie Branson received 18 votes; John Heaton, 17; Porfirio Figueroa, 12; Abby Dolman, nine; and Ida Rae Conners, two.

Marilyn thanked John for his long-standing service on the board.

The annual meeting was adjourned at 8:09 p.m.

Closed Session

Alexis, Veronica and Mike joined the closed session. The board voted for officers: Marilyn, president; Sheryl, vice president; and Ray, secretary-treasurer.

Decorations for Halloween and other holidays were discussed. The board voted to allow holiday decorations in fenced-in backyards within current guidelines.

The guidelines will be published in the next newsletter.

The meeting was adjourned at 8:52 p.m.

Independence Square members enjoy affordable advantages

At the annual meeting, Lisa Gamble, controller for Linville Management Services, Inc., presented these facts about cooperative living at Independence Square.

If individual members were required to pay the water bill for their unit, it would cost every household about \$25 a month.

Every member of Independence Square Townhouses pays an average cost of only \$4.50 a month or \$13.50 annually for snow removal from December through February.

Every member of Independence Square Townhouses pay an average of only \$28 a month or \$168 annually for mowing from April through September.

An increase of \$10 in carrying charges generates only \$22,560 in additional income to the property each year.

Every month, the Board of Directors holds an open session of the board meeting to allow members the opportunity to find out more about the operations of the cooperative.

Members can ask questions or voice their concerns to the board and to management. The open session is held at 6:30 p.m. on the third Tuesday of the month.

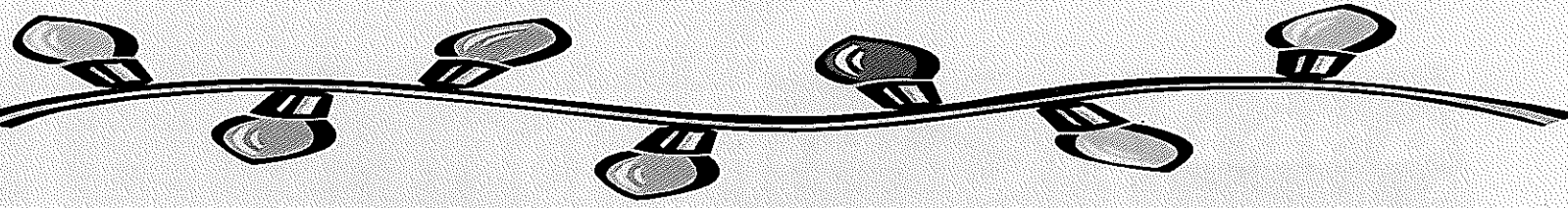


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Rules for Holiday Lights and Decorations

Only small bulbs outside. Fused, rated string lights may be installed.

String lights must have no more than three strings attached together; and where plugged together, they must be taped with electrical tape to keep moisture out.

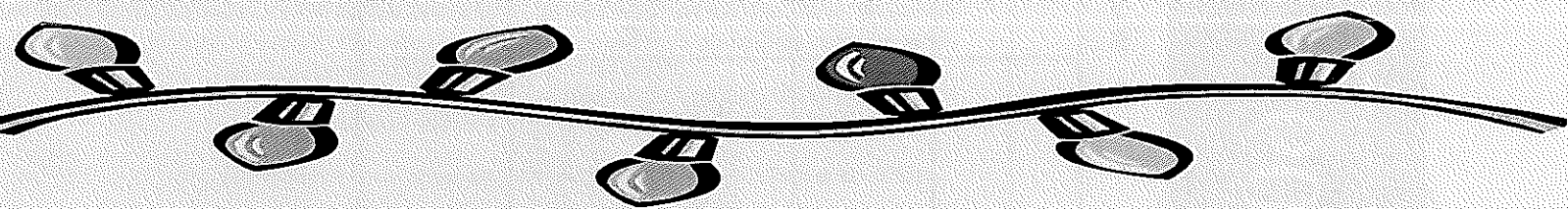
Holiday lights are to be installed with plastic gutter hangers only.

Christmas lights must not be installed prior to Thanksgiving and must be removed by February 1; or maintenance will remove the lights at the member's expense with no responsibility for condition of the lights after removal.

Holiday lights will be plugged in with a socket/plug adapter screwed into the porch light only. Each member will control his or her own lights as to when they are on or off.

Independence Square Townhouses will allow you to install wreaths, Christmas ornaments and battery-operated Christmas lights on the front door. These items can only be installed with an "over the top of the door" wreath hanger, suction cup hooks or adhesive-mounted light clips.

Other holiday lighting can be installed three (3) days prior to the holiday and removed no later than three (3) days after the holiday. Yard rules are to be observed at all times.



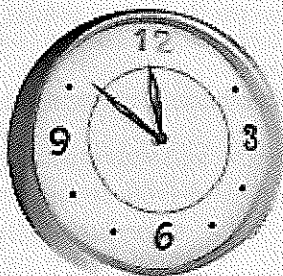
Daylight Saving Time ends Nov. 1

You'll get an extra hour to enjoy on Sunday, Nov. 1.

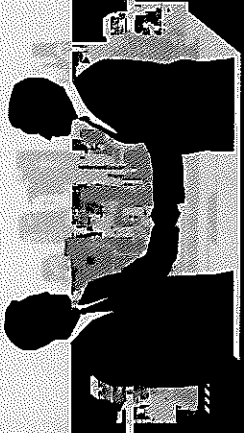
That's when Daylight Saving Time ends.

So, remember to turn your clocks back an hour. For example, if you go to bed at 11 p.m. on Saturday, Oct. 31, turn your clock back to 10 p.m.

Daylight Saving Time begins again on March 14, 2010.



October 2009



Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Carrying charges due	2	3
4	5	6	7 Recycled paper pick-up	8	9	10
11	12	13 \$50.00 late Fee added	14	15	16	17
18	19	20 Board Meeting Open Session At 6:30	21	22	23 Delinquent accounts to attorney	24
25	26	27	28	29	30	31