



NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO
www.independencesquaretownhouses.com

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, September 22, 2010

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 7:06 p.m. Also present were Sheryl Frank, vice president; Ray Gamble, secretary-treasurer; Bill Bailey and Ed Korte, board members; Beth Webb, assistant site manager; Mike Leach, maintenance superintendent; Lisa Gamble, controller for Linville Management, Inc.; and Dudley Leonard, cooperative attorney.

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. Ed read aloud the minutes of the Annual Meeting of September 2009. The minutes were approved.

Reports were given by the Community Garden, Pet and Activities committees. John Heaton 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 for inspectors of election. Abby Dolman, Marilyn Clark and Ying Subang volunteered. Marilyn advised the members that there was one three-year position open on the board. Two candidates have filed: Michelle Childers and Marilyn Porter. Marilyn asked for nominations from the floor. There were none and members voted to close the nominations. Candidates addressed the members. Members voted by ballot. Dudley and the election inspectors left to count ballots.

Marilyn read the Good Neighbor of the Month Honor Roll:

- April: Linda Dykeman, nominated by Laura Jenkins
- May: Chelle Marler, nominated by Jean Hudgens
- June: Ed Korte, nominated by Johanny Gonzalez
- July: Edwin and Jenifer Schapeler, nominated by Cindy Davis
- August: Marilyn Clark, nominated by Sheryl Frank

Door prizes were drawn. Winning first place of \$50 was Mariah Marshall; second place of \$30, Ed Korte; and third place of \$20, Jesse Phillips.

Dudley and the inspectors returned at 7:36 p.m. with the results of the election: Marilyn Porter with 38 votes was elected. Michelle Childers received 18 votes. Marilyn opened the floor to member concerns. Parking violations and renovations were discussed.

The annual meeting was adjourned at 8:11 p.m.

Closed Session

The board convened for a closed session at 8:21 p.m. Alexis, Beth and Mike joined the meeting. The board voted for the current officers to retain their positions. Parking rules and regulations will be discussed at the October board meeting.

The meeting was adjourned at 8:56 p.m.

Some Independence Square units are not being properly maintained in keeping with our housekeeping standards. There will be inspections over the next year to bring all units into compliance. Failure to abide by the standards is a violation of the Occupancy Agreement and can result in eviction.

Housekeeping Standards Inside the Unit

Bedrooms and General

1. Walls should be clean, free of dirt, grease, holes, cobwebs and fingerprints.
2. Floors should be clean, dry and free of hazards.
3. Ceilings should be clean and free of cobwebs.
4. Windows should be clean and must not be nailed shut. Shades or blinds should be intact.
5. Woodwork should be clean, free of dust, gouges or scratches.
6. Doors should be clean, free of grease and fingerprints. Locks must work.
7. Heating units should be dusted and access uncluttered.
8. Trash should be disposed of properly and not left in the unit.

Kitchen

1. Stove should be clean and free of food and grease.
2. Refrigerator should be clean. Doors should close properly.
3. Cabinets should be clean and neat. Cabinet surfaces and countertops should be free of grease and spilled food. Cabinets should not be overloaded.
4. Storage under the sink should be limited to small, lightweight items to permit access for repairs. Heavy pots and pans should not be stored under the sink.
5. Sink should be clean, free of grease and garbage. Dirty dishes should be washed and put away in a timely manner.
6. Exhaust fan should be free of grease and dust.
7. Food storage areas should be neat and clean without spilled food.
8. Trash/garbage should be stored in a covered container until removed to the disposal area.

Bathrooms

1. Toilet and tank should be clean and odor-free.
2. Tub and shower should be clean and free of mildew and mold.
3. Shower curtain should be adequate in length. Exhaust fan should be on when showering or bathing to prevent damage to ceiling texture from moisture.
4. Lavatory should be clean.
5. Exhaust fans should be free of dust.
6. Floor should be clean and dry.

Utility Room and Basement

1. Closets should be neat and clean. No highly flammable materials should be stored in the unit.
2. Nothing can be stored around the furnace, hot water tanks or main sewer lines. You must leave three (3) feet around areas.
3. Nothing should be left on the floor. All items should be stored on shelves. Independence Square is not responsible for damaged items due to backups.
4. Basements are to be free of clutter and safety hazards.
5. Laundry areas should be clean and neat. Remove lint from dryers after use.

SERVICES FOR HIRE:

Odd jobs wanted.
Student trying to raise money
for orchestra trip to Texas.

References available.
Reasonable rates by the job.

**Call Jamica
816.786.1913**



Social Hour for Doggies Wednesday, Oct. 6

Dogs weighing less than 25 pounds:
6 to 7 p.m.

At the Independence Square Main
Playground. Pet owners are responsible
for cleaning up after their dogs. No
aggressive dogs, please. All dogs must
have current rabies vaccinations.

Independence Square Members Enjoy Affordable Advantages

At the annual meeting, Lisa Gamble, controller for Linville Management Services, Inc., distributed information 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 p.m. on the third Tuesday of the month.

BONNIE JONES Named Good Neighbor of the Month for October

Her neighborliness was recognized by two members: Marilyn Clark and Lieu Kidwell. Both women nominated Bonnie for the award and both expressed appreciation for the home-cooked meals Bonnie shares with her neighbors.

Marilyn's dog, Pete, also has been the recipient of Bonnie's kindness.

"She goes out of her way to help anyone," Marilyn said.

Lieu concurred and added that Bonnie recently took lamps to neighbors during a power outage.

The board of directors will recognize Bonnie at 6 p.m. during the open session of the October 19 board meeting.

As a recipient of the Good Neighbor of the Month award, Bonnie will receive a \$25 gift card.

GOOD NEIGHBOR OF THE MONTH 2010 HONOR ROLL

April: Linda Dykeman (Nominated by Laura Jenkins)

May: Chelle Marler (Nominated by Jean Hudgens)

June: Ed Korte (Nominated by Johanny Gonzalez)

July: Edwin and Jenifer Schapeler (Nominated by Cindy Davis)

August: Marilyn Clark (Nominated by Sheryl Frank)

These are the members who have been named Good Neighbors of the Month. They were nominated because they exemplify the Independence Square spirit of cooperation through their thoughtful acts to help others. Good Neighbors are recognized at monthly board meetings and given a \$25 gift card.

OCTOBER 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Carrying Charges Due	2
3	4	5	6 Recycled Papers Picked Up Doggie Play Day 6 pm to 7 pm	7	8	9
10	11 \$50 Late Fee Added	12	13	14	15	16
17	18	19 Board Meeting Open Session at 6 pm	20	21 Delinquent Accounts to Attorney	22	23
24	25	26	27	28	29	30
31						