

JULY

Around
the SQUARE

2 0 1 7

BOARD OF DIRECTORS

Sheryl Frank
president

William Bather
vice president

Mike Gamble
secretary-treasurer

Ray Gamble

Judy Henthorn

HANDY PHONE NUMBERS

Independence Square
Townhouses office
816.252.0444

Police (Non-emergency)
816.325.7300

Police (Emergency)
911

Metro Public Safety
816.436.0401

Animal Shelter
816.621.7722

Animal Control Dispatcher
816.325.7205

Report Power Outage
816.325.7550

Great Plains SPCA
21001 E. Highway 78
Independence
913.808.3372

Hours:

Noon to 7 p.m. Tues. – Fri.
11 a.m. to 6 p.m. Sat. – Sun.

Citizens Information Center
816.325.7000

NEWSLETTER MINUTES

June 20, 2017
Board Meeting

Board members present: Bill Bather, vice president; Ray Gamble and Judy Henthorn, Mike Gamble, secretary-treasurer, joined the meeting at 6:05 p.m.

Board member absent: Sheryl Frank

Staff present: Alexis Martin, on-site manager, and Mike Leach, maintenance superintendent

Also attending: Carmen Detherage, comptroller with Linville Management Services, Inc., and Dudley Leonard, cooperative attorney

Bill called the meeting to order at 5:45 p.m.

Minutes of the May 16 meeting were approved. The next meeting is July 18.

Open Session

Nine members signed in. Bill welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report.

Storms caused a lot of damage to trees and possibly to one of the buildings. Several basement foundations, cracks and window wells were repaired. A new technician has been hired, Clint Largent.

Replaced since May 16 were two garbage disposals, one refrigerator, one bath faucet and one air conditioning unit.

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

Of 102 work orders called in, 90 have been completed.

Alexis presented the office report.

One membership is for sale; five move-ins are scheduled; and one intent to vacate has been submitted.

The office will be closed on Independence Day, July 4.

Two members earned referral bonuses: Juana Collado and Jamie Hobbs.

Carmen presented the managing agent's report.

Two applications have been approved and one denied.

Five final statements have been completed.

Linville Management processed \$95,628.06 in accounts payable for the month of May.

Financial reports were mailed to board members on June 8.

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Jason McGinness of Metro Public Safety, the new security company, was introduced and fielded questions from members.

Barbara Wood won the door prize drawing.

The open session ended at 6:55 p.m.



Board vice president Bill Bather awards the door prize to Barbara Wood at the June board meeting. All members who attend the open session are eligible to win the prize, a \$25 gift card.

Applications accepted for board of directors

Members of Independence Square will vote to fill a position 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 20th.

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.

Juana Collado and Jamie Hobbs earned bonuses for referrals in June.

We thank our 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.

Members welcome at all open sessions of board meetings

Open sessions of monthly board meetings begin at 6 p.m. on the third Tuesday of the month.

The sessions involve the board of directors, the on-site manager, the maintenance superintendent, property manager, cooperative attorney and other corporation advisers.

The sessions are open to all members of Independence Square.

Minutes of open, closed and executive sessions are a record of what is done or decided during a board meeting. Minutes are not a record of what is said.

If you are interested in hearing the complete discussion of an open session, you are encouraged to attend the session.

Complaints need to be submitted in writing

Annoyed by your neighbors?

Please remember that the board of directors cannot act on a complaint until you put it in writing.

Independence Square Townhouses, Inc., requires that all complaints must be set forth in writing, signed by the complaining member, listing the complaining member's address and filed with the office.

The board gives serious consideration at every board meeting to complaints filed by members.

Charges apply for bulky trash disposal

The waste disposal company that collects trash from the dumpsters also will haul away large items.

There is a charge, however, for large items the trash collector picks up and hauls away. Costs range from \$3 to \$20 and include chairs, couches, television sets, microwaves, vacuums, tables, dressers, mattresses, bed frames, gas grill and other oversized items.

Please call the office to find out what the fee is.

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.

Remember to mow fenced back yards

Members are responsible for mowing fenced back yards.

Grass must be no higher than eight inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a fee will be charged.

If you leave for vacation, remember to make arrangements to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service.

Doggie waste disposal bags available on site

Pet owners are required to clean up after their pets immediately.

Members are asked to report to the office pet owners who are observed to be breaking this rule.

Pet waste clean-up reminder signs and stations with

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disposal bags are posted on the property.

We hope to encourage all members to clean up after their pets and keep the grounds neat and clean for everyone to enjoy.

Whether rain, snow, sleet or hail, pet owners are expected to clean up after their pets in all weather. Those who fail to do so are sent a notice and given 24 hours to comply.

Observing Independence Square pet waste rules is easy now with the readily available bags. Not complying, however, can get expensive.

If pet owners don't comply, maintenance then is dispatched to clean up and members are charged a fee.

Got a good neighbor? Tell us who . . .

Independence Square is full of unsung heroes.

Please tell us about your neighbor by filling in the form and turning it in to the office.

One Good Neighbor will be recognized every month and will receive a \$25 gift card.

Good Neighbor Nomination

Your name: _____

Your address: _____

Your phone number: _____

I nominate _____

(Please give full name of neighbor your are nominating.)

Neighbor's address: _____

Neighbor's phone number: _____

Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.

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?

For Office Use Only

Is the nominee a member in good standing?

____ Yes ____ No

Dates to Remember

July

Carrying charges due: July 1

Independence Day observed: July 4
Office closed

Carrying charges delinquent: July 10

Board meeting: July 18
Open session at 6 p.m.

Delinquent accounts sent to attorney: July 20

August

Carrying charges due: August 1

Carrying charges delinquent: August 10

Board meeting: August 15
Open session at 6 p.m.

Delinquent accounts sent to attorney: August 21

Please note:

The Independence Square newsletter, "Around the Square," publishes two months of dates in every issue.

The newsletter is published and delivered mid-month.