

Tips from the Tool Shed

To help keep your unit cooler

- Change your air filter, especially if you have children or pets.
- Do not block the big vents inside your unit.
- Keep grass, weeds and other things away from your outside condenser unit.

Outdoors

- Water grass and plants daily.
- Wading pools and yard toys are to be put away daily.

~ **Tim Ralph**
Maintenance superintendent



Assistance with virtual schooling of second-grader 7 a.m. to 5 p.m. Monday through Friday.

Interested? Please text 816-216-4459 for an interview.

SEPTEMBER 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 <i>Carrying Charges Due</i>	2	3	4	5
6	7 <i>Labor Day Observed Office Closed</i>	8	9	10 <i>Carrying Charges Delinquent</i>	11	12
13	14	15	16 <i>Annual Meeting Registration table open at 6:30 p.m.</i>	17	18	19
20	21 <i>Delinquent Accounts Sent to Attorney</i>	22	23	24	25	26
27	28	29	30	October 1: Carrying Charges Due October 12: Carrying Charges Delinquent October 20: Board Meeting, Open Session at 6 p.m. October 22: Delinquent Accounts to Attorney		

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.



NEWSLETTER

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

Board of Directors

Sheryl Frank
President

William Bather
Vice President

Michael Menosky
Secretary-Treasurer

Ray Gamble

Judy Henthorn

Handy Phone Numbers

Indep. Square Office
816-252-0444

State Public Safety
816-425-4027

Animal Shelter
816-621-7722

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

Annual Meeting to Be Held September 16

Members of Independence Square will vote to fill two positions on the board of directors at this year's annual meeting.

The meeting will be in the driveway of 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 16th.

Door prizes will be awarded:

First prize: ONE MONTH'S FREE CARRYING CHARGES

Second prize: \$50

Third prize: \$25

Due to pandemic restrictions, the meeting will be streamlined and limited to election business.

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.

BOARD MEETING, August 18, 2020

NEWSLETTER MINUTES

Board members present: Sheryl Frank, president; Bill Bather, vice president; Michael Menosky, secretary-treasurer; and Judy Henthorn

Voting by conference call: Ray Gamble

Staff present: Alexis Martin, on-site manager; Tina Greene, assistant office manager; and Tim Ralph, maintenance superintendent

Also attending: Bradley Constance, cooperative attorney, and Betsy Kilker,

regional manager with Tailor Made Property Services

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

Next board meeting

The next board meeting is the annual meeting on Wednesday, September 16.

Minutes

The board voted to approve the minutes of July 21.

Open Session

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

Maintenance update

Tim presented the maintenance report.

Projects underway include tree removal, a retaining wall in front of Building 4 and grounds work.

Completed have been five ceiling repairs, four extensive plumbing projects and a shower wall replacement.

Three smoke-damaged units have been restored and returned to members. Gutting has begun on the three fire-damaged units.

One rehab is underway. Of 83 service requests called in, 71 have been completed. A move-in is scheduled for Friday.

Office report

Alexis presented the office report.

No memberships are for sale. Two move-ins are scheduled. Since the last meeting, there have been one move-in and one intent to vacate filed.

New protection shields are in place in the offices and new doors have been installed to help with social distancing.

Managing agent summary

Betsy presented the Tailor Made report for July.

Two applications were approved and two denied. Four final statements were completed.

Tailor Made processed \$119,255.97 in accounts payable for July. Financial reports for July have been delivered to the board.

State Public Safety

Chase Watts, owner, and a patrol officer discussed security patrols on the property.

Officers will patrol the property seven nights a week, respond to calls for service, check on suspicious activity and submit lights-out reports every week.

Officers are equipped with body, dash and laser cameras.

Watts answered questioned from members about his company and the services.

The phone number for the security company is 816.425.4027.

Member discussion

Sheryl opened the floor to members.

A recycling bin, trash left outside dumpsters and the continued closing of the playgrounds were discussed.

Good Neighbor of the Month

Aaron Harris was recognized as the Good Neighbor of the Month for August. He was nominated by Sheryl Frank.

Door prize drawing

Jessie Phillips won the door prize drawing.

The open session ended at 6:30 p.m. and the meeting was adjourned at 7:50 p.m.

Michael Menosky

Cooperative Experience

I am completing a one-year term on the board of directors and have lived at Independence Square since 2018.

As a board member over the last year, I have worked with other board members to support our affordable housing mission at all levels.

I have considered thoughtfully how to make the property safer, more comfortable and attractive and I have listened to your concerns. For example, I voted to change our security patrol after hearing numerous concerns expressed by members during open sessions.

Qualifications

I am a Systems Engineer with UMB bank and have previous experience as a retail manager, security guard and supervisor and account manager.

In these various positions, I have learned to identify with and offer many perspectives when making decisions.

I have years of strong qualitative, quantitative, analytical, technical and problem-solving skills obtained from experience in the finance and service industries.

Work History

- Since 2011: Currently, File Transfer Administrator, UMB Bank N.A. Kansas City, Mo.; previously, Client Support Specialist
- 2011-2010: Store Manager, Blockbuster, Inc., Kansas City, Mo.
- 2009-2008: Assistant Store Manager, Off Broadway Shoe Warehouse in Kansas City, Kan.

Education

- Recently fulfilled requirements for an Associate of Science in technology from Metropolitan Community College
- Earned Associate of Science degrees in computer science -- Microsoft Office and Intro to Web Design -- from Metropolitan Community College 2012 - 2015

I Want to Serve on the Board Because

“I want to continue representing you and our community. My goal is to improve the quality of life for all who call Independence Square home.”



Sheryl Frank, board president, recognizes Aaron Harris as the Good Neighbor of the Month for August



Bill Bather, board vice president, awards the \$25 door prize to Jessie Phillips.

Marilyn Porter *1203 Baker Drive*

To all members of Independence Square Townhouses:

I would like to take this opportunity to announce that I will be running for a position on the board of directors in the Annual Election.

For new and older members, I lived here before. I was a resident effective December of 1999. I also served for many years on the board.

Prior to moving away in approximately 2007, I was involved in the rehab that ISTI took to improve the townhomes. It was a very proud time for me.

I raised my two children, Ashley and Zachary, here. Today Ashley works in law enforcement and Zachary is in the U.S. Air Force. I have two grandchildren who I absolutely adore! In addition, Ladybug, my tiny Chihuahua, is my best friend.

I moved back here in February of 2020 and let me tell you, it has been one heck of a roller coaster ride. I am so excited to be "home." During my move, I was very sick with what I believed to be the flu. I now wonder if it was not Covid-19. The unpacking went on hold until I was strong enough to lift a box.

I have been employed with the Social Security Administration for 19 years. Covid-19 pandemic hit and I have been working from home since the end of March 2020.

On July 5, 2020, I was awakened by a firefighter who kicked my front door in to inform me that my unit was on fire. I sat in total shock as I watched the townhomes burn. I cried. The fire affected six units: three with smoke damage and three with fire damage. I moved back into my townhome on August 1, 2020.

I have the knowledge and experience to serve on the board of directors. Anyone who remembers me knows I fought for this community to be the best it can be. Yes, many members did not agree with board decisions. However, I can tell you, we put the best of the townhomes first.

I prayed long and hard on submitting my name to run for a position on the board this year. This is our home and it can be a safe place to live again. It can be beautiful again. The lawns can be nice again. The trash service will improve! Maintenance repairs to townhomes will improve!

It takes all of us, not just the board members. When we signed our documents to live here, we agreed to live cooperatively among one another. Let us bring that back to our community.

Please attend the Annual Meeting. We need all of you! Please consider me for your vote for the board of directors!

William J. Bather (Bill)

For the past six years I have proudly served on the board of directors of Independence Square Townhouses, and for the past year I have served as vice president of the board.

I believe I possess education, experiences, abilities and personality traits that benefit the board of directors as well as the residents of Independence Square Townhouses.

I sincerely care about the future of Independence Square Townhouses as well as its residents which is why I am volunteering to continue to serve on the board of directors of Independence Square Townhouses, Inc.

I would appreciate your voting for me on September 16 to continue to serve on the board of directors for Independence Square Townhouses, Inc.

Education History:

- Masters of business administration (MBA)
 - Mid-America Nazarene University
 - Graduated top of the MBA class
- Bachelor degree in business and human relations
 - Mid-America Nazarene University
 - Graduated cum laude

Summary of Professional Skills:

- Extensive project analysis, development, implementation and management experience and success
- MBA level management, finance, accounting and business law training and abilities
- Commercial insurance knowledge - formerly a licensed insurance broker
- Contract negotiation:
- Experience negotiating many contracts ranging from agreements with independent contractors to multi-million dollar transportation contracts
- Educated in human relations with an emphasis on human relations in business settings
 - My personality is extremely calm and I am not one to get involved in gossip or “drama.” I take my time making decisions and make decisions based upon a careful review of the facts. I welcome the ideas of others into my decision making and function well as a team member.

Work History:

- | | |
|-----------------|---|
| 06/1992-01/1995 | Managed \$20+ million dollar logistics budget for the contract sales division of Sears Roebuck & Company. Also, involved in restructuring the logistics program of the contract sales division of Sears Roebuck & Company reducing the number of warehouses utilized and facilitating just-in-time methodology while reducing costs. <ul style="list-style-type: none">• National Logistics Corporation, Naperville, IL. later National Materials Management, Aurora, IL. |
| 01/1995-03/1999 | Took some time off to care for my newborn daughter during which time I also acted as the contractor on a new home for my family and prepared to start my own business. |
| 03/1999-Present | Owner of WJ Cleaning. My company provides commercial cleaning (“office cleaning”) services to Kansas City area businesses. |
| 09/2015-Present | Independence Square Townhouses Board member and vice president of the board. |