

Doggie Waste Disposal Bags Available on Site



Pet waste clean-up reminder signs and stations with 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 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.

Independence Square Members Enjoy Affordable Advantages

At the annual meeting, Tailor Made Property Services, Inc., distributed information about cooperative living at Independence Square.

A breakdown of monthly carrying charges of \$601 showed how carrying charges are spent in percentages and in dollar figures.

If a member pays \$601 in carrying charges a month, for example, \$100 is for the mortgage payment, \$56 for insurance, \$24 for taxes, \$241 for maintenance and property operations, \$50 for utilities, \$33 for professional services; \$60 for office/administrative expenses and \$8 for assets such as stoves, refrigerators and furnaces. Deposited into a cooperative savings account every month is \$29.

OCTOBER 2020

Nov. 1: Carrying Charges Due
 Nov. 10: Carrying Charges Delinquent
 Nov. 17: Board Meeting, Open Session at 6 p.m.
 Nov. 20: Delinquent Accounts to Attorney
 Nov. 26-27: Thanksgiving Observed, Office Closed

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Carrying Charges Due	2	3
4	5	6	7	8	9	10
11	12 Carrying Charges Delinquent	13	14	15	16	17
18	19	20 Board Meeting Open Session at 6 p.m.	21	22 Delinquent Accounts Sent to Attorney	23	24
25	26	27	28	29	30	31

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

Michael Menosky
Vice President

Judy Henthorn
Secretary-Treasurer

Bill Bather

Ray Gamble

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

September 16, 2020

ANNUAL MEETING

Board members present: Sheryl Frank, President; Bill Bather, Vice President; Michael Menosky, Secretary-Treasurer; and Ray Gamble

Board member absent: Judy Henthorn

Staff present: Alexis Martin, On-Site Manager; Tina Greene, Assistant On-Site Manager; Tim Ralph, Maintenance Superintendent

Also attending: Brad Constance, Cooperative Attorney; and from Tailor Made Property Services, Mike Lauer and Betsy Kilker, Regional Managers

Quorum

Sheryl Frank, president, confirmed with Alexis Martin, on-site manager, that a quorum was present and called the meeting to order at 7 p.m.

Meeting Notice

Sheryl welcomed members and thanked them for attending. She referred to the official notice of the Annual Membership Meeting mailed on September 3 to all members as proof of notice of the meeting.

Minutes of 2019

Michael read aloud the minutes of the annual meeting on September 18, 2019. The minutes were approved as read.

Office Report

Alexis gave the office report. In the past year, the office processed 31 applications and had 26 move-ins. Currently, one membership is for sale; one application is pending; and one move-in is scheduled.

Donations for Thanksgiving and Christmas gift baskets are being accepted in the office now. The cooperative was able to help four families last year.

Maintenance Summary

Tim presented the annual maintenance report. The cooperative completed 26 rehabs in the last year.

The maintenance crew completed approximately 1,400 work orders.

Work completed this year includes;

trimming trees sitewide,
 removing 20 diseased trees,

replacing five sections of sidewalks and stoops, improving guttering runaway on three buildings and other units, replacing retaining wall in front of Building 4, and repairing the main water line on Building 4.

Currently, one rehab is underway with a move-in scheduled for next week.

Managing Agent Report

Betsy presented the managing agent's report. She discussed a pie chart showing the breakdown of how carrying charges are spent. The cooperative's assets are \$7,116,621; the reserves are \$580,652.

Election Inspections

Sheryl asked for three volunteers to serve as inspectors of election. Andria Knapp, Mike Gamble and Amy Fuller volunteered.

Board Positions Open

Sheryl announced that there were two positions for three-year terms open on the board of directors. The candidates are Bill Bather, Michael Menosky and Marilyn Porter.

Nominations from the Floor

Sheryl asked for nominations from the floor. There were no nominations from the floor and a motion to close the nominations was made and carried.

Speeches

Candidates addressed the members.

Vote

Members cast ballots.

Election Results

Brad and the election inspectors left to count ballots at 7:15 p.m. and returned at 7:30 p.m. with the results: Michael Menosky, 37; Bill Bather, 29; and Marilyn Porter, 20. Michael and Bill will serve on the board.

Door Prizes

Door prize drawings were held. Ephiam Subang won a month's free carrying charges. Frank Scheuring won second prize of \$50 and Santa Paez, third prize of \$25.

The annual meeting ended at 7:40 p.m.

Closed Session

Board Officers

The board convened for closed session and elected officers:

- President: Sheryl Frank
- Vice President: Michael Menosky
- Secretary-Treasurer: Judy Henthorn.

Adjournment

The meeting was adjourned at 7:55 p.m.



STAFF - No changes
Ron has been here 35 years; Tim, 6 years; Scott, 25 months and Zak, 18 months.

WORK ORDERS/SERVICE REQUESTS
1,400 completed since September of 2019

REHAB PROGRESS
26 units have been rehabbed since 2019 annual meeting
1 rehab currently underway

FOUNDATION REPAIRS
6 basements with waterproofing issues being addressed

GROUNDS
Replaced retaining wall in front of Building 4
Trees trimmed sitewide
20 diseased trees removed
5 sections of sidewalks/stoops replaced
Guttering runaway improved on three buildings and several units
Main water line repaired on Building 4

UPCOMING
Fence replacement
2 main waiter line replacements
Concrete repair
2 roof replacements
Green grass project

**By the Numbers
SEPT. 2019 TO SEPT. 2020**

Office	Maintenance
31 applications processed	26 rehabs
26 move-ins	1 rehab currently underway

Daylight Saving Time Ends on Nov. 1

It's that time of year again. You'll gain an hour on Sunday, Nov. 1. That's when Daylight Saving Time ends.



So, set your clocks back one hour. For example, if you get up at 6 a.m. on Sunday, move the time back to 5 a.m.

**Available at the Office
Free to Members**

Yard waste bags
Trash bags only for leaf clean-ups are provided to members. Call the office to have your bagged leaves picked up.

Pre-bagged ice melt
Stay safe this winter - scatter some ice melt on sidewalks, stoops and steps.

Furnace filters
Change filters regularly to keep your furnace heating efficiently.

Smoke detector batteries
When you change your clocks on November 1, change your batteries, too.

Bed bug monitors
These early-detection devices are designed to be placed under mattresses and other bed bug spots. The bugs are trapped in adhesive and easily detected through a clear window. If you suspect you have bed bugs, call the office. Please do not come in to make a report. We can deliver the bed bug monitors to you.

Light bulbs
Light bulbs are provided for appliances and front and back porch light fixtures in an effort to encourage members to leave these lights on at night for security purposes.

Donations Accepted for Holiday Food Baskets

The office is collecting food for Independence Square families in need during the holidays.

Please consider contributing canned goods or other nonperishables. If every household gave just one can of food, the cooperative would have 188 cans to use for gift baskets to our members who are struggling to make ends meet during the holidays.

Last year, we were able to help four families.

To donate, please stop by the cooperative office. Thank you.

