

Nominate a Neighbor

Nominate a member who exemplifies the Independence Square spirit of cooperation through his or her thoughtful acts to help others. One Good Neighbor is recognized every month and receives a \$25 gift card.

Good Neighbor Nomination

Your Name: _____ Your Phone Number: _____

Your Address: _____

I Nominate: _____
 (Please give full name of neighbor you are nominating.)

Neighbor's Address: _____ Neighbors 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 Phone numbers will not be published in the newsletter.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/he done to be a good neighbor? _____

Why does or did your neighbor do this? _____

AUG. 2022						
Carrying Charges Due: September 1		Annual Meeting: September 21		Carrying Charges Delinquent: September 12		
		Delinquent Accounts to Attorney: September 22				
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Carrying Charges Due	2	3	4	5	6
7	8	9	10 Carrying Charges Delinquent	11	12	13
14	15	16 Board Meeting Open Session 6pm	17	18	19	20
21	22 Delinquent Accounts 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

Elected 2021, 3-year term

Judy Henthorn
 Secretary-Treasurer
 Elected 2019, 3-year term

Bill Bather
 Elected 2020, 3-year term

Moises Valerio
 Elected 2021, 3-year term

Handy Phone Numbers

Indep. Square Office
 816-252-0444

State Public Safety
 816-599-2110

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

BOARD MEETING, JULY 19, 2022

NEWSLETTER MINUTES

Board members present: Sheryl Frank, president, Bill Bather and Mosies Valerio

Judy Henthorn, secretary-treasurer, joined the meeting at 6 p.m. and left after the open session ended at 6:20 p.m.

Board members absent: Michael Menosky

Staff present: Alexis Martin, site manager; Tina Greene, assistant site 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 August 16, 2022.

OPEN SESSION

Twelve members signed in for the open session. Sheryl welcomed all and called the session to order at 6 p.m.

Maintenance Summary

The Green Grass Project is underway. Please stay off the new sod. The sod planters will water at least twice a day for three weeks.

The next big project is to reseal and repaint the parking lots.

Two and a half trees were removed.

Four rehabs are underway.

There were 258 service requests completed and 117 are open.

Site Report

Alexis presented the site manager's report.

No memberships are for sale. Since the last board meeting, there have been five scheduled move-ins, two move-ins, one intent to vacate and one application pending.

Members need to stop by the office to pick up the updated version of "Rules We Live By." Some members have not responded to the notices sent out.

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.

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Tailor Made Property Services

Betsy presented the managing agent's report.

For the month of June, two applications were approved and one is pending.

Three final statements were completed.

Processed in accounts payable for June was \$176,630.94.

Door Prize Drawing

Levi Williams won the door prize drawing of \$25.

Sheryl opened the floor to member comments and the open session ended at 6:20 p.m. The board met in closed session and the meeting was adjourned at 7:20 p.m.

Board Candidate Resume

Dear Independence Square Community,

My name is Cheryl Conaway. I am excited to announce my candidacy for the board of Independence Square Townhouses.

I have two daughters and two happy dogs. I currently work with adults and children with mental disabilities. I've been in the mental health and elderly care field for more than 30 years.

I enjoy gardening, meeting new neighbors and spending time with family.

I have lived at Independence Square Townhouses since 2015 and I have witnessed many changes. I have watched my child and grandchild grow and enjoy being a part of the community.

As a Board member of Independence Square Townhouses, Inc., I would like to make a difference in the community that I have grown to love.

Sincerely,

Cheryl Conaway

From the Site Manager's Monthly Report

Renter's insurance

Please keep your renter's insurance current and do not allow it to expire. It must be carried by all members with Independence Square Townhouses listed as additional interest on your policy.

Ask your insurance company to mail us a copy of your certificate when renewed with Independence Square Townhouses as an interested party.

New office email addresses

The email address for Alexis is:
alexis.martin@independencesquaretownhouses.com.

The email address for Tina is:
tina.greene@independencesquaretownhouses.com.

Free to members

You can pick up yard waste bags, ice melt, furnace filters, smoke detector batteries, sticky pest traps, bed bug monitors and light bulbs for appliances at the office.

When you need a front or back porch light, please call in a work order.

~ Alexis Martin, Site Manager

Door Prize Drawing



Levi Williams accepts the door prize cash award from Tim Ralph at the open session of the July board meeting.

Air conditioner maintenance

Check and change your air filter often.

Never use the air conditioner or the furnace without a filter.

Call in any air conditioning issues early.



Green Grass Project

Please stay off the newly planted sod.

Watch out for water hoses.

Remove any items from the front yard unless they are in your flower bed.

The first three to four weeks are the most critical for the grass to get established. Please help us make this Green Grass Project successful.

~ Tim Ralph, Maintenance Superintendent

Resumes accepted for board of directors

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

Members in good standing who care about our community are encouraged to run for office. Resumes of candidates will be printed in the September newsletters.

The annual meeting is Wednesday, September 21.

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.