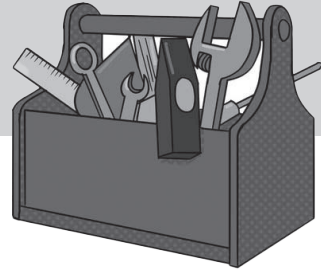


Check out tools from Maintenance shop



Tools are available to check out at the Maintenance shop from 8:30 a.m. to 4 p.m. All borrowed tools must be returned before 4:45 p.m. the same day.

Yard tools: lawn mower, weed eater, shovels, rakes and pruners. Sprinklers, hoses and a water timer also are available.

Car tools: jump box, portable air pump and jumper cables

Members are responsible for picking up and returning tools to the maintenance shop.

Door Prize Drawing



(From left) Cheryl Conaway, board vice president, awards the annual meeting door prizes to Brinda Robb, \$100; Cynthia Wood, \$75; and Dakota Worrell, \$35.



NEWSLETTER

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

Board of Directors

Michael Gamble
President
Elected 2023, 3-year term

Cheryl Conaway
Vice president
Elected 2022, 3-year term

Summer Armilio
Secretary
Elected 2023, 3-year term

Moises Valerio
Treasurer
Elected 2021, 3-year term

Sheryl Frank
Elected 2021, 3-year term

Handy Phone Numbers

- Indep. Square Office
816-252-0444
- 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 20, 2023
NEWSLETTER MINUTES**

Board members present: Sheryl Frank, president; Marilyn Porter, vice president; Cheryl Conaway, secretary; and Mike Gamble
Board member absent: Moises Valerio, treasurer
Staff present: Monica Harper, acting on-site manager, and Scott Qualls, acting maintenance superintendent

Also attending: Brad Constance, cooperative attorney, and from Tailor Made Property Services, Betsy Kilker, regional manager
Guests: Tamara Wallace, Lisa Gamble and Jozie Blomquist with Community Housing Ministry based in St. Joseph, Mo.

Quorum

Sheryl Frank, president, confirmed with Brad Constance that a quorum was present and called the meeting to order at 7:05 p.m. Thirty-nine members were present in person or by proxy; 35 were needed for a quorum.

Meeting notice

Sheryl welcomed members and thanked them for attending. She referred to the official notice of the Annual Membership Meeting sent on September 18 to all members as proof of notice of the meeting.

Minutes of 2022

Cheryl read aloud the minutes of the annual meeting on September 21, 2022. The minutes were approved as read.

Maintenance summary

Scott presented the annual maintenance report. The cooperative completed 15 rehabs in the last year. Seven rehabs are underway.

The maintenance crew completed 1,161 service requests. In August, 92 service requests were called in and 102 completed. Twenty are currently open. One rehab was completed. Eight units are for sale.

Upcoming projects include replacing two roofs, rebuilding a retaining wall and stairs and clearing brush and trees from western property line.

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 \$7,217,016; the reserves are \$589,568.

OCT. 2023						
Carrying Charges Due: November 1		Board meeting: November 21				
Carrying Charges Delinquent: November 10			Delinquent accounts sent to attorney: November 20			
Thanksgiving Observed: November 23 and 24 Office closed						
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	17 Board Meeting Open Session at 6pm	18	19	20 Delinquent Accounts to Attorney	21
22	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.

Continued on pg. 2

New managing agent

Tamara Wallace, executive director of Community Housing Ministry, addressed the members. She explained that CHM is a non-profit property management company based in St. Joseph, Mo. Lisa Gamble will be the regional manager and Jozie Blomquist, the on-site manager for the cooperative, effective October 1.

Comments from the floor

Sheryl opened the floor to remarks from members.

Election inspectors

At 8:40 p.m. Sheryl asked for three volunteers to serve as inspectors of election. Rosanni Garcia, Mike Page and Dakota Worrell volunteered.

Board positions open

Sheryl announced that there were two three-year positions open on the board of directors. The candidates are Michael Gamble, Marilyn Porter and Summer Armilio.

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 and returned with the results: 12 votes for Marilyn Porter, 25 for Michael Gamble and 29 for Summer Armilio.

Michael and Summer will serve three-year terms.

Good Neighbor Honor Roll

Sheryl read the names of members awarded the Good Neighbor of the Month from September 2022 to September 2023: Tyler Schinderling, Barbara Wood, Crystal West, Gloria Isles, Chris Moeller, Lauren Metzler, Cynthia Wood and Holly Carson.

Door prizes

Door prize drawings were held. Brinda Robb won first prize of \$100; Cynthia Wood, second prize of \$75 and Dakota Worrell, third prize of \$35.

The annual meeting ended at 9 p.m. The board met in closed session and elected officers.

Board officers

The board convened for closed session and elected officers:

- President: Michael Gamble
- Vice president: Cheryl Conaway
- Secretary: Summer Armilio
- Treasurer: Moises Valerio

Adjournment

The meeting was adjourned at 9:20 p.m.

*Kudos to All
Our Good Neighbors*

With heartfelt appreciation, the Board of Directors for Independence Square Townhouses congratulates all members who have been named Good Neighbor of the Month since the award was started in April of 2010.

Our Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.

Good Neighbors are recognized at monthly board meetings and given \$25. Names of the current year's recipients are read aloud during the annual meeting.

**GOOD NEIGHBOR OF THE MONTH
HONOR ROLL**

- September 2022 - 2023*
- Holly Carson
 - Gloria Isles
 - Lauren Metzler
 - Chris Moeller
 - Tyler Schinderling
 - Crystal West
 - Barbara Wood
 - Cynthia Wood

**Daylight Saving Time
Ends on Nov. 5**

It's that time of year again.

You'll gain an hour on Sunday, Nov. 5.

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.

FALL BACK



Got a good neighbor? Tell us who...

Independence Square is full of unsung heroes. They may be the neighbor who brings you a meal when you're sick or who gives you a ride to the grocery store when your car is in the shop or who takes care of your cat when you're away. They may be the neighbor who volunteers to serve on committees or who organizes activities. You may have seen a neighbor picking up litter in your neighborhood. Whatever the act of kindness, Independence Square is a better place to live because of these unsung heroes. And now, we want you to help us recognize them with the Independence Square Good Neighbor honor.

Please tell us about your neighbor by filling in the form and turning it in to the office. The kindness can be a one-time act or it can be something done on a regular basis. The act of kindness can benefit just one person, a neighborhood or the entire cooperative. One Good Neighbor will be recognized every month and will receive \$25. Nominees must be members in good standing. All information will be verified. The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.

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? _____

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? _____