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the last two weeks of July, 12 yards were cited for violations; in August, so far, 16.

Gutter cleaning is underway.

Seven rehabs are in various stages of completion. Called in were 75 service requests; 71 have been completed; and 35 are open.

**Tailor Made Property Services**

Betsy presented the managing agent's report.

Since the July 18 meeting, three applications have been approved and one final statement completed.

Processed in accounts payable for July was \$144,628.23.

**Good Neighbor**

Holly Carson was recognized with the Good Neighbor Award for August. She received \$25.

Sheryl opened the floor to member comments.

**Door prize drawing**

Fran McGowan won the door prize drawing of \$25.

The open session ended at 7:20 p.m. The board met in closed session and the meeting was adjourned at 8:05 p.m.

**Door Prize Drawing**



Holly Carson and her daughter Marlee accept the Good Neighbor award for August from board member Moises Valerio.



Mosies Valerio, board member, awards the \$25 door prize to Fran McGowan at the August open session.

**SEPT. 2023**

Carrying Charges Due: **October 1**

Carrying Charges Delinquent: **October 10**

Board meeting: **October 17**

Delinquent accounts sent to attorney: **October 20**

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Carrying Charges Due	2
3	4 Labor Day Observed Office Closed	5	6	7	8	9
10	11 Carrying Charges Delinquent	12	13	14	15	16
17	18	19	20 Annual Meeting Open Session at 6pm	21 Delinquent Accounts to Attorney	22	23
24	25	26	27	28	29	30

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

**Marilyn Porter**  
Vice president

Elected 2022, 1-year term

**Cheryl Conaway**  
Secretary

Elected 2022, 3-year term

**Moises Valerio**  
Treasurer

Elected 2021, 3-year term

**Michael Gamble**  
Elected 2022, 1-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

**ANNUAL MEETING TO BE HELD SEPTEMBER 20**

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 20th.

**Door prizes will be awarded:**

First prize: \$100

Second prize: \$75

Third prize: \$35

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 15, 2023 NEWSLETTER MINUTES**

**Board members present:** Sheryl Frank, president; Marilyn Porter, vice president; Cheryl Conaway, secretary; Moises Valerio, treasurer; and Mike Gamble

**Staff present:** 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.

**Minutes:** The board approved minutes of the July board meeting.

**Open Session:** Members signed in for the open session.

**Call to order:** Sheryl welcomed all and called the session to order at 6 p.m.

**Next board meeting**

The next board meeting is the Annual Meeting on September 20.

**Maintenance update :** Tim presented the maintenance report for July.

Weather permitting, lawn inspections will continue on Tuesdays. During

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## 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.

**Gooseberries for sale  
\$6 a quart  
cleaned and stemmed**



**Call Jessie  
at 816.681.1154**

## Marilyn Porter

My name is Marilyn Porter and I will bring to the Independence Square community 13 years of experience on the board of directors.

For four terms, I served on the board and for nine years as president. Currently, I am serving as vice president.

It is my pleasure to represent the interests of the cooperative and to participate in the process of improvements to our units, our buildings and our grounds.

It is here in Independence Square that I raised two small children as a single mother. I believe the environment of Independence Square encouraged my children to become the successful individuals they are today.

My heart is here at Independence Square and I am asking for the privilege to serve again on the board of directors.

Please vote for me on September 20.

## Michael Gamble

My name is Michael Gamble and I live in unit 1430.

I have lived in Independence Square for 30 years and would like to serve on the board of directors. I have just finished a year on the board of directors and I have served for several terms in the past. I am very familiar with the responsibilities.

In my many years of living in this great community, I have seen a lot of changes, both by structure and by management. I have seen our community grow and I want to be part of making Independence Square an even better place to live.

I was in the nursing industry for several years where I used my passion of caring for other people. I currently am in the banking industry.

You may have seen me around with my faithful companion, Grace, who is a border collie mix. She loves her home just as much as I do.

If elected, I will work with other board members and the members of the community to make the place we call home the best it can be.

## Summer Armilio

My name is Summer Armilio and I am running for the board.

I have called our wonderful community home for the last eight years and I hope to have many more years to come. I am the mother of one daughter, a foster son and also a dog mom to two happy Shih Tzus.

I hold a bachelor's degree in Lay Ministry and I currently work with individuals who have special needs. I love helping others and being a listening shoulder for anyone who needs it.

A few of my personal hobbies include photography, scrapbooking, crocheting, reading and spending time with my family.

I have always loved living here and I want to become more involved in making our community the best it can be. I would like to see more opportunities for us to come together as a true community where everyone can feel heard and neighbors can be a light to others.

If elected, I will bring my diverse knowledge and fun-loving spirit to our board and community and give my all to maintain the integrity and community spirit of this cooperative.



## ANNUAL MEETING DOOR PRIZES

**First place: \$100**

**Second place: \$75**

**Third place: \$35**