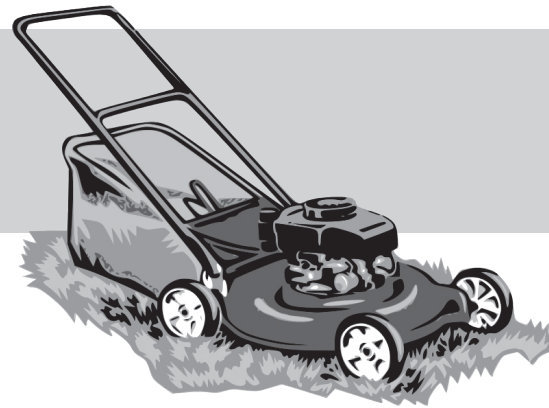


**LAWN MOWER,
GRASS TRIMMER
AVAILABLE TO MEMBERS**



Members who need help keeping flower beds and back yards neat can check out a lawn mower and a grass trimmer from the maintenance garage.

You also can check out sprinklers, hoses and watering timers from the maintenance shop.

Simply call the office and the maintenance garage will be notified. These tools can be checked out for two hours.

Members are reminded that they are responsible for mowing fenced back yards.

Grass must be no higher than eight inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a fee will be charged.

If you leave for vacation, remember to make arrangements to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service.

AUG. 2024						
<i>Carrying Charges Due: September 1</i>		<i>Annual Meeting: September 18</i>		<i>Sign in: 6:30 p.m. Meeting starts: 7 p.m.</i>		
<i>Labor Day: September 2 Office closed</i>		<i>Delinquent accounts sent to attorney: September 20</i>				
<i>Carrying Charges Delinquent: September 10</i>						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 <i>Carrying Charges Due</i>	2	3
4	5	6	7	8	9	10
11	12 <i>Carrying Charges Delinquent</i>	13	14	15	16	17
18	19	20 <i>Board Meeting Open Session at 6pm</i>	21	22 <i>Delinquent accounts to attorney</i>	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

Michael Gamble
President
Elected 2023, 3-year term

Cheryl Conaway
Vice president
Elected 2022, 3-year term

Summer Bello
Secretary
Elected 2023, 3-year term

Phyllis Cannon
Appointed 2024, 1-year term

Todd Smith
Appointed 2024, 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

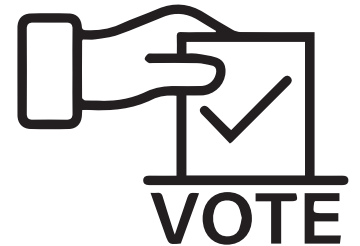
**Annual meeting to be held
SEPTEMBER 18**

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 18th.

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.



**Looking ahead 30 days
Around the Corner**

Gutter clean-outs and exterior building maintenance have begun. Members will receive a notice about when your building will have its gutters and air conditioning units cleaned.

Fence lines around the property are being cleaned up as well.

Yard inspections continue. Please remember that members take care of the lawn inside their fences. Contact the office if you need to check out equipment to comply with the Rules We Live By.

If you have a work order or concern, please make sure you are calling the office to report.

Inspectors from our mortgage company will be on site for our refinancing.

~ *Jozie Blomquist*
Site manager

BOARD MEETING, JUNE 18, 2024 NEWSLETTER MINUTES

Board members present: Mike Gamble, president; Cheryl Conaway, vice president; Summer Bello, secretary; and Phyllis Cannon

Staff present: Jozie Blomquist, site manager
Also attending: Bradley Constance, cooperative attorney, and Tamara Wallace, executive director of Community Housing Management

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

Minutes

The board voted to approve the minutes of the June 18 board meeting.

OPEN SESSION

Six members signed in for the open session at 6 p.m.

Welcome

Mike welcomed them and announced the next board meeting to be Tuesday, August 20.

Site manager report

Jozie reviewed the site manager's report for June. One applications has been approved and two move-ins are scheduled. Since the last board meeting, there have been four move-ins.

Maintenance update

Jozie presented the maintenance report. Four refrigerators and three stoves have been replaced. In June, 157 work orders were opened, 172 closed and 129 not yet completed.

Managing agent's report

Tamara reported that inspectors will be on the property for the refinancing.

She is shopping for new property insurance

Mike opened the floor to member comments..

Door prize drawing

Lynn Brown won the door prize drawing of \$25

The open session ended at 6:30 p.m. The board met in closed session and the meeting was adjourned at 8:30 p.m.

**FOR QUESTIONS OR CONCERNS, PLEASE CONTACT:
COMMUNITY HOUSING MANAGEMENT**

1702 BUCKINGHAM STREET
ST. JOSEPH, MO 64506
816.233.4250

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 address: _____

Your phone number: _____

I nominate _____

(Please give full name of neighbor your are nominating.)

Neighbor's address: _____

Neighbor's 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.

Newsletter editor, Su Bacon, will call the nominee. Explain why you are nominating this person.

What has she or he done to be a good neighbor?

Why does or did your neighbor do this?



Mike Gamble, board president, awards Lynn Brown the door prize of \$25 during the open session of the July board meeting.

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.

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 newsletter.

