

Around the Square

December 2009

Independence Square Townhouses, Inc. -
1360 Baker Drive - Independence, MO

Independence Square Townhouses, Inc.

November 17, 2009

Board Meeting

NEWSLETTER MINUTES

Marilyn Porter, president, called the meeting to order at 5:30 p.m. Other board members present were Sheryl Frank, vice president; Ray Gamble, secretary-treasurer; Bill Bailey and Ed Korte. Also attending were Mike Leach, maintenance superintendent; and Lisa Gamble, controller for Linville Management Services, Inc. Dudley Leonard, cooperative attorney, arrived at 5:45 p.m.

There will be no meeting in December. The next scheduled meeting will be January 19.

The board reviewed and voted unanimously to approve the minutes of Oct. 20 and Nov. 16.

Lisa brought audits for Marilyn and Ray to sign. The only observation made by the auditor was that the flex-sub note needs to be paid off, which has been done by now.

The board voted unanimously to approve the revised pet permit.

Open Session

The board moved downstairs for an open session with pizza and pop for members. Alexis Martin, on-site manager, and Veronica Blogin, assistant site manager, joined the meeting.

Twenty members were present. Marilyn welcomed all and opened the meeting at 6:20 p.m.

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Board of Directors

Marilyn Porter, president

Sheryl Frank, vice president

Ray Gamble, secretary-treasurer

Bill Bailey

Ed Korte



Independence Square office: 816-252-0444
Central Jackson County Patrol: 816-645-3001

City of Independence

Animal shelter: 816-325-7207
Animal control dispatcher: 816-325-7205

Handy Phone Numbers

Citizens Info. Center: 816-325-7000
Non-emergency police: 816-325-7300
Police emergency: 911
Power outage report: 816-325-7550

Mike gave the maintenance report. From Oct. 10 through Nov. 17, 96 of 104 work orders were completed. Replaced during this time were two bath floors, one garbage disposal, one bath faucet, one kitchen floor, two water heaters and one bath sink. There has been one move-out.

Furnaces have been cleaned and smoke alarms checked in all units. Leaf clean-up throughout the property has been completed.

Alexis discussed the office updates. There have been 28 statements of charges due, three attorney referrals, 18 defaults and 22 recertification packets mailed.

Fifteen units are for sale and nine of those are vacant.

Lisa gave the managing agent's report. The annual audit has been completed. Unit inspections were finished a few weeks ago and a spreadsheet of the planned repairs and replacements in every unit is available for members to look at.

Renovations will start the first week in January. Members will be notified two weeks before work is scheduled to begin in their units. There will be one more inspection of every unit before renovations start to make sure the list is current and correct.

Of the cooperative's 188 units, 33 units have never had central air conditioning and they will have it installed.

Ed announced that the pet permit has been revised to more clearly spell out pet owners' responsibilities.

Katie Branson asked members who had garden plots this summer to please remove tomato cages and clean up the plots so that the plots can be mowed and tilled.

Billy Still and Clay Still of Still Contractors, LLC, in Olathe arrived at 6:40 p.m.

Marilyn introduced them and turned the meeting over to the Stills for questions from members. They told members that although the exact scope of work has not yet been determined, they expect to finish interior work before the end of June. Plans include renovations to the clubhouse and the playground across the street. The goal is to have one central playground and no individual playgrounds.

Billy Still said that his crew will complete six to 12 units a week beginning on a Monday with any demolition needed; on Tuesday, floors and countertops; on Wednesday, plumbing, ground-fault circuit interrupters, fixtures, furnace and air conditioning; on Thursday, the unit will be put back together; on Friday, the crew will finish the unit.

Shutter and front door colors were discussed. The board has not yet selected the basement windows. The back sliding door will be bronze.

Marilyn thanked members and the Stills for attending and the open session ended at 7:15 p.m.

Closed Session

Lisa presented a photo of the sample shingle. The mansards are made by Variform in Kearney, MO. They have a 50-year limited warranty and are made of 52-mill vinyl.

Bill moved and Ray seconded to replace all mansards. The motion carried unanimously.

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

Board meetings for 2010

Here are the 2010 board meeting dates.

Jan. 19, 2010	July 20
Feb. 16	Aug. 17
March 16	Sept. 15
April 20	Oct. 19
May 18	Nov. 16
June 15	

The open session is at 6:30 p.m. Please join us.

Donations accepted

The office is collecting food and cash donations for Independence Square families in need at Christmastime.

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

Babysitting services for hire

I'm 14 years old and my name is Marissa Palmer. I totally love kids. I babysit two-month-olds to 11-year-olds.

I can babysit at your house or at my house. I'm very fun to be with and fun to be around.

I do have a lot of experience. I have babysat a two-month old, three-year-old, five-year-old and a nine-year-old. I can babysit on weekdays from 3 to 7 p.m. and on weekends from 2 p.m. to midnight.

My rate is \$5 an hour. I clean up after the kids and myself.

You can contact me at 816.254.4483.

Condolences offered to

... family members and the many friends of Jennifer Williams who died earlier this month. She had lived in the cooperative for four years.

Board passes new rule

At the November meeting, the board voted that once the new doors have been installed, members will not be allowed to paint the exterior or the interior of the door.

December 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Carrying charges due	2 Recycled paper pick-up	3	4	5
6	7	8	9	10	11 \$50.00 late Fee added	12
13	14	15	16	17	18	19
20	21 Delinquent accounts to attorney	22	23	24 Office Closed	25 Office Closed	26
27	28	29	30	31		

Best Wishes for a Joyous Holiday Season and a
Happy New Year from your Board of Directors and
Staff at Independence Square Townhouses, Inc.