

**WHAT WOULD YOU DO IF YOU CAME HOME
ONE DAY AND ALL YOUR STUFF WAS...**

GONE!!



Do you have insurance? Do you have enough insurance? Will your insurance cover the loss?

What do you do?

Who do you call?

Call me!!



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Fax: 816-228-3763

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Insurance and Financial Services, LLC

Dave Ashley
Producer
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I can help you with all your insurance needs, your home, auto, life and health,
and insurance for your business.
The best time to talk about your insurance is "BEFORE" you have to talk about
your insurance!!

**Board sets dates
for 2009 meetings**

The board meeting for February has been changed to the second Monday to avoid a conflict with Presidents Day on the third Monday.

Here are the board meeting dates for 2009.

- February 9
- March 16
- April 20
- May 18
- June 15
- July 20
- August 17
- Sept. 15
- Oct. 19
- Nov. 16

The open meeting begins at 6 p.m. Please join us.

**Referral fee
available for members**

Members are reminded that a \$100 referral fee will be paid when a member of the cooperative refers a qualifying new member.

The referral must be mentioned at the time of application.

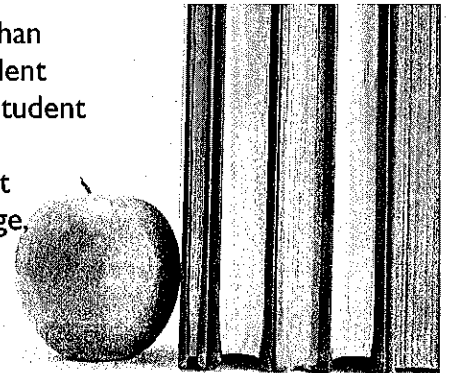
Two- and three-bedroom units are available.

**Education grant
applications available**

Information sheets and application forms are available in the office for students who wish to apply for the \$500 education grant.

Applications, essays and transcripts must be received in the office no later than March 15 sent to the attention of Dr. Diann Taylor, education grant. The student must make arrangements with a high school administrator to send an official student transcript to the office.

Family members of students must be in good standing at Highleah. The grant is awarded to high school graduates who will be attending an accredited college, university or trade school in the summer or fall.



Highleah Townhouses, Inc.
Board Meeting
Jan. 12, 2009

NEWSLETTER MINUTES

Jim Legge, president, called the meeting to order at 6 p.m. Other board members present were Marsha Clark, first vice president; Angela Morris, second vice president; Diann Taylor, secretary; and Dan Hastings, treasurer. Also attending were Carol Gibson, on-site manager; Gina Cowan, assistant manager; Kevin McQuade, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; Dudley Leonard, cooperative attorney; and John Howe, security officer.

Four members signed in for the open session.

Su read aloud the minutes from the open session of the Nov. 17 meeting. The minutes were approved unanimously.

Carol discussed the on-site manager's report. The Housing Authority of Independence inspected a unit and found all standards to have been met.

Five installation permits were submitted and approved. There has been one reasonable accommodation request.

On Dec. 29, four incidents were reported to the office of glass in back car windows broken. Police reports were made. Carol's written report was accepted unanimously.

Kevin discussed the maintenance report. In December, 157 work orders were completed; there were two move-ins and two move-outs.

Palmer Lawn Professionals applied salt and sand to streets in Highleah two times. The Maintenance Department has applied 79 50-pound bags of ice melt to steps and sidewalks so far this winter.

Six of 13 rehabs have been completed.

Carl Heath Tree Service removed six pine trees on Covington Bend. Two roofs need to be replaced. Bids are \$12,102 for building #25, 18028 through 18034 Dover Fork; and \$9,072 for building #20, 18017 through 18023 Dover Fork.

The board voted unanimously to accept the two bids and to accept the maintenance report.

The board ratified a telephone poll taken on Nov. 21.

Diann reported that she had updated information for the education grant. She will prepare a reminder to be published in the newsletter. Two members have volunteered for the selection committee: Fran Poe and Irene Sweet.

Angela gave the January Pet Committee report. The committee has sent out 26 first notices and seven second notices. The first Pet Committee meeting will be at 6:30 p.m. on Feb. 3. Members from every street have been chosen to serve. Letters to committee members will remind them that when the decision was made to allow pets on the property, it was with the stipulation that pet owners would be required to serve on the committee.

Dan gave a grounds report. He asked about another leaf removal. Kevin said the first one cost \$1,800. The board voted unanimously to approve the purchase of a mulching mower for maintenance to use on the leaves at a cost not to exceed \$400.

Two vehicles in violation were referred to Security.

Maintenance will patch a hole in the sidewalk between Devonshire Place and Stafford Lane.

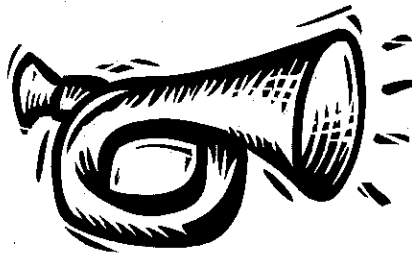
Jim opened the floor to member concerns at 6:25 p.m.

Parking violations were discussed. Kevin was asked to find out costs for four signs advising motorists that parking on the property is for Highleah Townhouse members and guests only.

Hours of on-site security were discussed. Office Howe said the schedule varies.

Refinancing was discussed and Lisa said the board will be meeting soon with EVS. Financial information has been submitted to various lenders.

Jim thanked members for attending and the open session ended at 6:50 p.m.



the

Bugler

January 2009

Highleah Townhouses, Inc. 2001 W. Pembroke Crescent, Independence, MO 64057 816.257.0070

From the president of the Board of Directors

Many of you have been waiting to receive some information concerning our progress on obtaining a new loan to cover the Flex-Sub loan we received from HUD in the early '90s.

As many of you already know, the payback on the Flex-Sub loan, with interest, will be approximately \$1.8 million and is due when we experience our final mortgage payoff. That will be in February of this year.

Loan packages have been prepared by EVS over the last few weeks with information supplied by Linville Management Services. EVS has submitted these packages to various lenders to spur interest in loaning money to Highleah Townhouses.

The board of directors is planning to meet in executive session with EVS in the next couple of weeks to review the responses given by the various banks. At that time, we will choose an option. Some of those options look very promising.

When this is done, the Board will call a general membership meeting so that we can walk through the process to determine the next steps we need to take and the timeline needed for completion of the process.

I trust this information provides answers for some of the questions you may have. We will be able to answer many of them in further detail when we have our membership meeting.

Until that time, please know that your Board is working as diligently as possible toward the completion of this process.

~ Jim Legge

Sign up for selection committee

Members who wish to participate in the student selection process for the education grant should submit a letter of intent to include the reason the member wants to serve on the committee along with their address and telephone number.

Letters must be received in the office no later than March 15 sent to the attention of Dr. Diann Taylor, education grant.

Board of Directors

President: Jim Legge
Newsletter

First vice president: Marsha Clark
Security and Pet Complaints

Second vice president: Angela Morris
Pet Registration

Treasurer: Dan Hastings
House and Grounds

Secretary: Dr. Diann Taylor
Educational Grant

Utilities for Nov. 4 through Dec. 5, 2008

Water/Sewer: \$7,859.37
Electric: \$904.21

Handy Phone Numbers

Highleah office: 816-257-0070
Maintenance emergency:
913-894-3441
Security patrol: 816-916-7634
Non-emergency police:
816-325-7300
Natural gas company: 816-756-5252
Power and light service:
816-325-7930
Animal control: 816-325-7205
Citizens Information Center:
816-325-7000