

the
Bugler

LMSI
NOV 3 2009

November 2009

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

Highleah Townhouses, Inc.
Oct. 5, 2009
Board Meeting

NEWSLETTER MINUTES

Jim Legge, president, called the meeting to order at 5:45 p.m. Other board members present were Angela Morris, second vice president; Dan Hastings, secretary; and Diann Taylor, treasurer. Also attending were Carol Gibson, on-site manager; Gina Cowan, assistant on-site manager; Kevin McQuade, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; Dudley Leonard, cooperative attorney; and John Howe, security officer.

Minutes of the Sept. 21 board meeting were approved.

Carol discussed the on-site manager's report. In September, there were 32 statements of credit, 36 statements of charges due, one attorney referral, one eviction in process and 27 defaults.

In October, 14 recertification packets were mailed.

One installation permit has been approved and two reasonable accommodation requests were approved. There have been two exterminations and one noise violation.

The board accepted Carol's written report.

Kevin discussed the maintenance report. In September, 214 work orders were completed. There were two move-outs and no move-ins. Of eight rehabs, five are completed.

Palmer Lawn Professionals mowed five times in September and trimmed the perimeter fence twice. Fertilizer was applied to the grassy areas on Sept. 30.

Chuck Dibble is continuing to trim low-hanging branches on trees. Dave Johnson and Thomas Hill have completed cleaning air conditioner condensers and changing furnace filters in all 330 units, the club-room, office and maintenance shop.

The board accepted Kevin's written report.

Angela reported for the Pet Committee. A new committee will start in November. She has received three or four updates.

Jim reported that he signed closing documents for the loan on Sept. 30 and the interest rate was locked in at 6.06 percent.

The meeting was adjourned at 7:20 p.m.

Board of Directors

Board of Directors

President: Jim Legge
Newsletter and Pet Complaints

First vice president: Marsha Clark
Security

Second vice president: Angela Morris
Pet Registration

Treasurer: Dr. Diann Taylor
Educational Grant

Secretary: Dan Hastings
House and Grounds

Utilities for Sept. 4 through Oct. 5, 2009

Water/Sewer: \$8,058.50
Electric: \$1,092.70

Handy Phone Numbers

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

**Board ends year
with November meeting**

The next open session for the board of directors meeting will be on Monday, Nov. 16.

Members are encouraged to attend the session, which begins at 6 p.m.

The board does not meet in December. The first board meeting in 2010 will be on Monday, Jan. 25. This is a week later than usual because of the federal holiday on Jan. 18.

Pet Committee News, Reminder

Dogs weighing up to 50 pounds now are permitted at the cooperative.

This year, the board voted to increase the maximum weight limit.

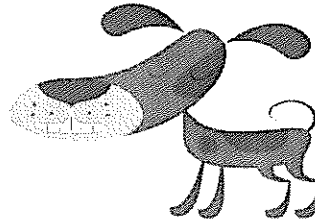
Pet owners are reminded that they have an obligation to serve on the Pet Committee. Representatives from every street are needed to serve for six months.

When the decision was made to reinstate pet privileges at Highleah, it was with the understanding that all pet owners would take turns on the committee.

Please sign up at the office.

Duties of the Pet Committee members:

- attend monthly meetings
- take signed, written complaints
- observe and report pet owners' grounds
- notify owners of outdated vaccinations
- inform new pet owners of registration requirements



From the Rule Book

No minor under the age of seventeen (17) shall loiter in or upon the streets, walkways or open area of any of the premises within Highleah Townhouses, Inc., between the hours of 10:00 p.m. and 6:00 p.m.

a. Except minors fifteen (15) years of age to seventeen (17) years of age shall be permitted out until 12:00 a.m. on Friday and Saturday nights and on the nights or eves of the principal United States holidays which are as follows: New Year's Eve, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving and Christmas.

b. Provided, however, that the provisions of this regulation do not apply to a minor accompanied by his or her parent, guardian or other adult person having the care and custody of the minor to a minor who is upon an emergency errand directed by his or her parent, guardian or other adult person having the care and custody of the minor.

**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.

