

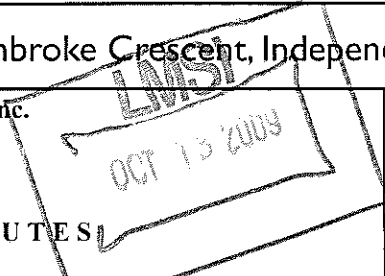
the

Bugler

October 2009

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

Highleah Townhouses, Inc.
Annual Meeting
Sept. 15, 2009



NEWSLETTER MINUTES

Jim Legge, president, announced that a quorum had been met and called the meeting to order at 7 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.; and Dudley Leonard, cooperative attorney.

Jim welcomed members and thanked them for attending. He referred to the official notice of the Annual Membership Meeting mailed to all members as proof of notice of the meeting.

He asked for three volunteers to distribute ballots. Cathy Cross, Fran Poe and Martha Ramcke volunteered. Jim then called roll and ballots were distributed to those who were registered to vote or authorized to carry a proxy. Two positions for three-year terms are open on the board of directors.

He read aloud the minutes of the 2008 annual meeting and the minutes were approved. Jim said that the last mortgage payment was made in February and the cooperative now needed to pay off the flexible-subsidy note. He said the board had secured a loan for repayment of the HUD loan and for renovations.

Jim gave the annual maintenance report. In 2009, 2,332 work orders have been completed along with 25 move-ins and 19 move-outs.

Officers and committee reports were given. Marsha reported that security had been increased and sometimes two to three officers patrolled the property at night. Angela reported on pet registrations and the reinstatement of the Pet Committee monthly meetings. Pet owners are required to serve six-month terms on the committee. New terms start in November. Pet rules recently were revised for clarity. Diann reported on the educational grant. Applications for the \$500 grant will be solicited in the January newsletter.

Lisa gave the managing agent's report. She prepared a pie chart illustrating how carrying charges were spent and distributed printed copies to members. The cooperative's assets are \$9,397,722. Reserves are \$1,289,270.

Lisa said about half of the reserves will be used to pay back the flex-sub note of \$1,861,394. Highleah has requested a loan for \$3.9 million to help with the repayment and for capital improvements. Carrying charges will increase \$23 a month beginning in October.

The core of the capital improvements consists of replacing mansard shingles, basement windows, installing ground-fault circuit interrupters, replacing mirrors and light fixtures in all bathrooms, replacing breaker boxes, replacing kitchen sinks and faucets not already replaced during rehabs, asphalt and concrete work and playground improvements.

Jim asked the volunteers who distributed the ballots to serve as inspectors of election. He said three candidates had submitted resumes and their names were on the ballot: Dorinda Miehl, Angela Morris and Diann Taylor.

He asked for nominations from the floor. There were none and a motion to close the nominations was made and carried.

The three candidates addressed the members.

Members voted by ballot. Dudley Leonard and the election inspectors left to count ballots.

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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 August 7 through Sept. 4, 2009

Water/Sewer: \$7,604.33
Electric: \$1,088.15

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**

Door prize drawings were awarded. Vickie Bear won a month's free carrying charges; Bernadette McGuire won \$50; and Melanie Hopkins won \$25.

Dudley and the inspectors returned. Jim announced the results: Angela Morris and Diann Taylor were re-elected.

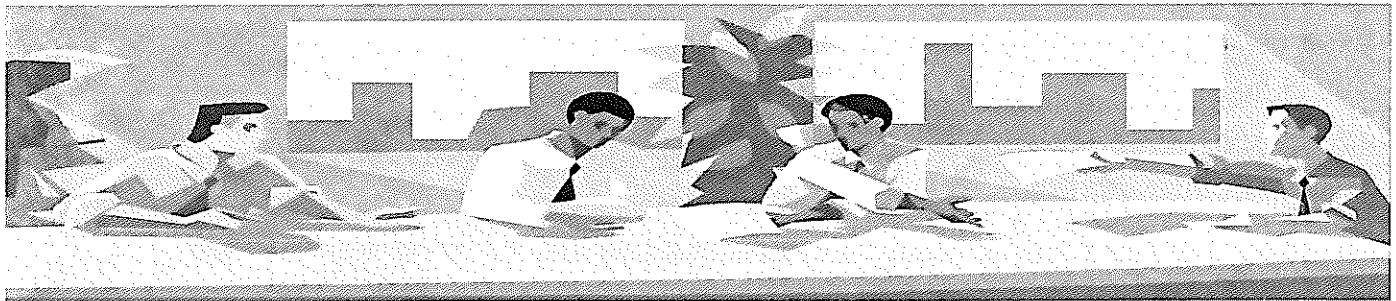
The annual meeting was adjourned at 8:07 p.m.

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 meeting in October will be closed and the board does not meet in December.



Board sets dates for 2010 meetings

The board meetings for January and February have been changed to avoid a conflict with federal holidays on the third Monday of those months.

Here are the board meeting dates for 2010.

January 25
February 22
March 15
April 19
May 17
June 21
July 19
August 16
Sept. 20
Oct. 18
Nov. 15

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

Highleah members enjoy affordable advantages

At the annual meeting, Lisa Gamble, controller for Linville Management Services, Inc., presented these facts about cooperative living at Highleah.

If individual members were required to pay the water bill for their unit, it would cost every household about \$25.50 a month.

Every member of Highleah Townhouses, Inc., pays an average cost of only \$36 a month or \$216 annually for mowing and grounds maintenance from April through September.

Every member of Highleah pays an average cost of only \$3.79 a month for security patrols.

Every month, the Board of Directors holds an open session of the board meeting to allow members the opportunity to find out more about the operations of the cooperative.

Members can ask questions or voice their concerns to the board and to management. The meeting is held at 6 p.m. on the third Monday of the month.

Highleah has funded its reserve accounts for 40 years. The money has been used over the years to replace old stoves, furnaces, air conditioners, refrigerators, water heaters and garbage disposals. The money also has been used to replace roofs, concrete and asphalt.

Carrying charge increases remain low over the years

Here's a history of carrying charge increases since 1985.

In 1985, carrying charges were increased by \$15.

1986 \$25

1987 \$6

1988 \$20

1989 \$7

1990 \$3

1991 \$5

1992 \$5

1993 No increase

1994 No increase

1995 \$10

1996 No increase

1997 \$10

1998 No increase

1999 \$10

2000 \$10

2001 \$10

2002 \$15

2003 \$12

2004 \$15

2005 \$20

2006 No increase

2007 \$5

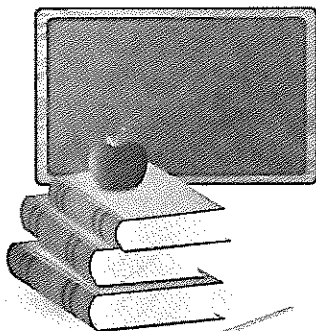
2008 No increase

Child development programs serve school district parents

Early education programs and services are available for residents of the Independence School District.

They include preschool, Head Start, Parents As Teachers and others designed to serve children up to 5 years of age who live in the district.

To find out more, visit the Web site www6.indep.k12.mo.us/programs-services/early-education/ or call the Spring Branch Child and Family Learning Center at 816-521-5457 or Parents as Teachers at 816-521-5300.



Daylight Saving Time ends Nov. 1

You'll get an extra hour to enjoy on Sunday, Nov. 1.

That's when Daylight Saving Time ends.

So, remember to turn your clocks back an hour.

For example, if you go to bed at 11 p.m. on Saturday, Oct. 31, turn your clock back to 10 p.m.

Daylight Saving Time begins again on March 14, 2010.

