



Highleah Highlights

2001 Pembroke Crescent West Independence, MO 64057

PHONE (816) 257-0070 FAX (816) 257-2639
www.highleah.com

Board of Directors

Marsha Clark
*President
(Security)*

Dorinda Meihls
*First Vice President
(Pet Committee)*

James Windhausen
*Second Vice President
(Educational Grant/Newsletter)*

John Baggs
*Secretary
(Community Relations/Activities)*

Todd McQuade
*Treasurer
(House and Grounds)*

Handy Phone Numbers

Highleah Office
816-257-0070

Maintenance Emergency
913-894-3441

Security Patrol
816-645-3001

Police (Non-Emergency)
816-325-7300

Natural Gas Company
816-756-5252

Power & Light Service
816-325-7930

Animal Control
816-325-7205

Citizens Information Center
816-325-7000

UTILITIES: 8/8 - 9/8

Water/Sewer: \$9,153.76
Electric: \$1,461.81

ANNUAL MEETING, September 20, 2011

NEWSLETTER MINUTES

Jim Legge, president, announced that a quorum was present and called the meeting to order at 7 p.m.

Other board members present were Marsha Clark, first vice president; Dan Hastings, second vice president; Dorinda Meihls, secretary; and Rachel McPherson.

Also attending were Carol Gibson, on-site manager; Gina Zukel, assistant manager; Kevin McQuade, maintenance superintendent; Lynn Stone, maintenance staff; Melva Linville, property manager, and Suzanne Miles, human relations coordinator, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Jim welcomed members and thanked them for attending. He asked for three volunteers to distribute ballots. Jacob Passman, Karen Powell 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.

Jim read the official notice of the Annual Membership Meeting mailed to all members as proof of notice of the meeting.

Jim read the minutes of the annual meeting held on September 21, 2010. The minutes were approved as read.

Officer and committee reports were given by Jim, Marsha, Dan and Dorinda.

Melva gave the managing agent's report. She prepared a pie chart illustrating how carrying charges were spent and distributed copies to members. The cooperative's assets are \$10,699,504. Reserves are \$1,526,154.

Jim announced that five positions are open on the board of directors: two three-year terms, two two-year terms and one one-year term. Term length will correspond to the ballots cast: ranging from three-year terms for the highest number of votes received to a one-year term for the lowest number of votes received.

He said five candidates had submitted resumes and their names were on the

ballot: John Baggs, Marsha Clark, Jim Legge, Dorinda Meihls and Todd McQuade.

He asked for nominations from the floor. Merry Smith Windhausen of 18032 Reading Place nominated her husband, James Windhausen. There were no more nominations from the floor and a motion to close the nominations was made and carried.

The six candidates addressed the members.

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

Door prize drawings were held. Irene Sweet of 17903 Westchester Branch won a month's free carrying charges; Betty Forbes of 18009 Dover Fork won \$50; and Paula Williams of 18030 Kent Circle won \$25.

Dudley and the inspectors returned at 8:20 p.m. Jim announced the results: Marsha Clark and Dorinda Meihls were elected to three-year terms; John Baggs and Todd McQuade were elected to two-year terms; and James Windhausen was elected to a one-year term.

The annual meeting was adjourned at 8:25 p.m.

Highleah Members Enjoy Affordable Advantages

At the annual meeting, Melva Linville, property manager 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 \$26 a month.

Every member of Highleah Townhouses, Inc., pays an average cost of only \$39 a month for mowing and grounds maintenance from April through September and \$3 a month for snow removal from November through February.

Every member of Highleah pays an average cost of only \$3.00 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.	1997 \$10
	1998 No increase
In 1985, carrying charges were increased by \$15.	1999 \$10
	2000 \$10
1986 \$25	2001 \$10
1987 \$6	2002 \$15
1988 \$20	2003 \$12
1989 \$7	2004 \$15
1990 \$3	2005 \$20
1991 \$5	2006 \$15
1992 \$5	2007 \$5
1993 No increase	2008 No increase
1994 No increase	2009 \$23
1995 \$10	2010 \$12
1996 No increase	2011 \$15

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Parking

1. Unless specified herein, any vehicle tagged in violation of the following regulations will be tagged with a seventy-two (72) hour notification by a warning ticket placed on the windshield.

2. All vehicles (as required by state law) including motorcycles, motor scooters and mini-bikes owned by Highleah residents or their guests must be licensed properly and in operable condition. Vehicles in violation will be given seventy-two (72) hours to rectify the violation.

3. Any operable vehicle parked in guest parking for more than seventy-two (72) hours will be given twenty-four (24) hours to rectify the violation before being sent to the attorney.

Any operable vehicle parked in auxiliary parking for more than two (2) weeks will be given twenty-four (24) hours to rectify the violation.

4. Any vehicle operated on Highleah property must:

- a. Park only in designated areas.
- b. Obey speed limits (15 mph).
- c. Obey stop signs.
- d. Drive in a prudent manner.
- e. Be operated by a licensed driver.
- f. Must have a valid license plate.

5. All vehicles, including motorcycles, motor scooters and mini-bikes, owned by Highleah residents must be registered in the office and display an appropriate Highleah (primary or auxiliary) sticker. The sticker is to be placed on the left rear window or left rear bumper.

Motorcycles must display the sticker on the fender or below the license plate. When a vehicle is sold or exchanged, it is a member's responsibility to file a new registration permit with the office within ten (10) days.

6. One vehicle per licensed driver. First and second vehicles to be parked in numbered and guest spaces. Any other vehicles must be parked in auxiliary only.

7. Any vehicle rated three-quarter ton or more must be approved by the Board of Directors and must park only in auxiliary parking.

8. Any member's vehicle used for employment (a company vehicle) must park in numbered or auxiliary parking.

9. No boat, trailer or camper can be parked or stored on the premises, except in the storage lot.

A member may bring a boat, trailer or camper on to the property for the purpose of loading or unloading for a trip or outing not to exceed overnight in length of time.

10. Motorcycles, motor scooters and mini-bikes will be parallel parked at the head of the numbered parking space so that a car can be parked in the same space.

11. No motor homes or recreational vehicles can be parked in Highleah except for the purpose of loading and unloading.

12. No parking on the grass or sidewalks and absolutely no double parking. After two (2) warnings, violators will be sent to the attorney.

All vehicles must be parked in a manner in which the vehicle does not hang over the sidewalks. Vehicles extended over the sidewalk create a hazard for people walking or children playing on the sidewalks. It also prevents the Maintenance Department from mowing or removing snow.

13. No major overhauls and/or repairs will be allowed on vehicles on Highleah premises. The only repairs permissible will be those of a minor nature, such as changing tires, spark plugs, etc.

No vehicle should be left unattended while on jacks or jack stands. All repairs must be completed within twenty-four (24) hours.

The work area must be returned to its normal condition (scrap material, antifreeze, oil and grease spills must be removed from the parking spot).

All oil and antifreeze must be disposed of properly and taken to an auto supply shop to recycle.

DO NOT put old or excess oil or antifreeze in the trash or down the sewers.

OCTOBER 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 <i>Board Meeting Open Session 6 p.m.</i>	18	19	20	21	22
23	24	25	26	27	28	29
30	31					