

# October 2023

SUN	MON	TUE	WED	THU	FRI	SAT
1 Carrying Charges Due	2	3	4	5	6 	7
8	9	10	11 Late Charges	12	13	14
15	16 Board Meeting 6:00pm Monday	17	18	19	20	21
22	23 Attorney Referrals 8:00am Monday	24	25	26	27	28 Halloween Parade on the Square 10:00am
29	30	31 				

## Highleah Highlights



Highleah Office: 816-257-0070

Website: [Highleah.com](http://Highleah.com)

Board Email: [htbod@highleah.com](mailto:htbod@highleah.com)

Maintenance Emergency: 913-894-3441

Independence Police non emergency: 816-325-7300

Gas Service: 816-756-5252

Power and Light: 816-325-7930

Animal Shelter: 816-325-7207

Highleah Townhouses, Inc.  
Annual Meeting  
September 19, 2023

NEWSLETTER MINUTES

**Board members present:** Donna Cates, secretary; Jon Jordan, treasurer; and Sharon Conn

**Board member absent:** Jane Leonard, president

**Board member resigned:** Kathleen Hill, vice president

**Staff present:** Katrina Giammalva, on-site manager; Linda Thompson, assistant manager; Kevin McQuade, maintenance superintendent; and Luke Zahniser, maintenance technician

**Also attending:** Brad Constance, cooperative attorney, and Betsy Kilker, regional manager for Tailor Made Property Services, Inc.

*Call to order*

Sharon Conn confirmed that a quorum had been met and called the meeting to order at 6:30 p.m. She welcomed members and thanked them for attending.

*Proof of notice*

Sharon referred to the official notice of the Annual Membership Meeting mailed to all members on August 18 as proof of notice of the meeting.

*Minutes of 2022 annual meeting*

Jon read aloud the minutes of the 2022 annual meeting. Members voted to approve the minutes.

*Managing agent's report*

Betsy 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 \$12,453,623. Reserves are \$1,353,435.



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She Made Beauty

816-225-6797

SheMadeBeauty@gmail.com





Crafts by Tami...  
If interested please call her  
at 816-433-0104

### *Inspectors of election*

Sharon asked for volunteers to serve as inspectors of election. LaDon Piepergerdes, Cindy Lerette and Tami Stanford volunteered.

### *Candidates*

Sharon advised the members that there were two board positions open. One is a three-year term and the other, one-year.

Donna Cates and Tammy Sutherland have filed.

### *Speeches*

Candidates Donna Cates and Tammy Sutherland addressed the members.

### *Nominations from the floor*

Nominations from the floor were sought. There were none. Members voted to close the nominations.

### *Acclamation*

Members agreed to elect Donna Cates and Tammy Sutherland by acclamation.

### *Conferring with attorney*

Brad asked Donna and Tammy if they wanted to decide who will serve the three-year term and who will serve the one-year term. The other option is to count ballots.

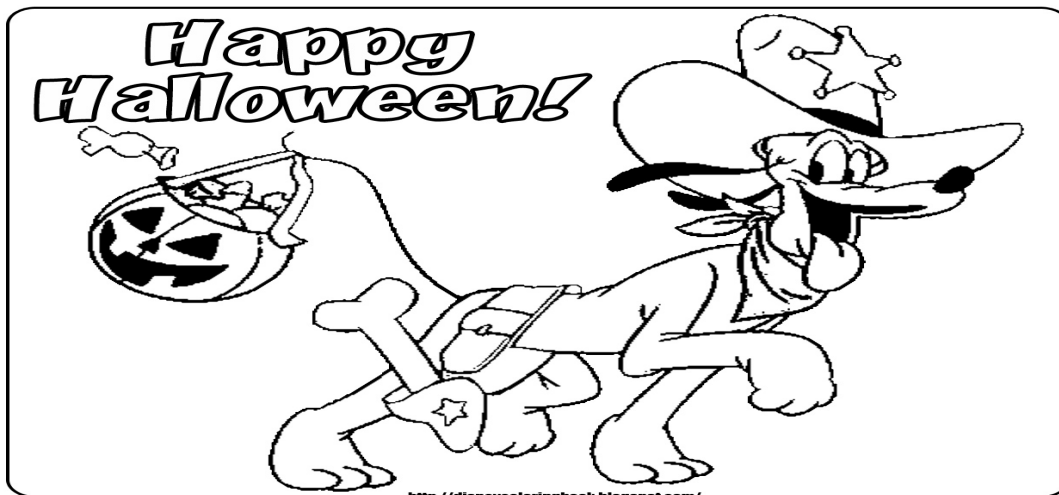
Donna agreed to serve the three-year term and Tammy, the one-year term.

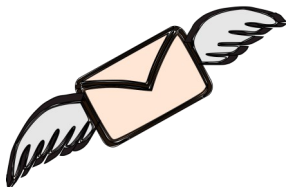
### *Door prize drawings*

Door prize drawings were held. Viola Solary won first prize of a month's free carrying charges; Jon Jordan won second prize of \$50; and Amber Turner, third prize of \$25.

### *Adjournment*

The annual meeting ended at 7 p.m. The board met in closed session and the meeting was adjourned at 7:30 p.m.





## Message From the Board

Hello Highleah, IT'S FLU SEASON!! After a miserable week in our house, open the windows and air your units out. If you can get your flu shot, remember you can get the flu 2 weeks before and 2 weeks after getting that shot if you have been exposed. The shot itself doesn't cause the flu.

Thanks to everyone who attended the annual meeting, welcoming Donna Cates back to the board and Tami Sutherland to the board. Thank you, Kathleen Hill, for your dedication to the board.

October is Halloween and we always have a lot of kiddos come around. Please watch for them in the streets and drive slowly. Keep your porch light on if you intend to be a candy giver.

Please use parking places, guest & AUX for parking. We have had several complaints about cars parking at the end of driveways. And it makes it hard for EMS to get through when necessary.

The weather is changing and so are attitudes, please be kind to your neighbors!

Jane-BOD



## "Fall Yard" Contest

The winner of the Fall Yard contest will be announced in the November newsletter.

The Board of Directors will be judging from pictures at the next meeting.

## Tid Bit 4 You

**Brighten Your Day with a Smile** We're more likely to smile when feeling good, but making an effort can increase happiness. Smiling releases endorphins and serotonin, boosting mood. It also lowers your blood pressure and strengthens your immune system. On the flip side, people who frowned during an unpleasant procedure reported feeling more pain than those who didn't. It seems that the cause and effect between our moods and our facial expressions works both ways. Controlling your expression may be the easiest way to alter your outlook. As a bonus, smiling is contagious. That means your smile will inspire others to do the same, spreading those same benefits to those around you.





If you notice that there is water on the floor by your furnace area, please call that in. Most of the time it is going to be that your condensation hose from the a/c is clogged and needs to be cleared. If water backs up into the system it can cause lots of expensive damages to you're a/c unit.



The lawn crew has been busy trimming bushes. They are not on leaf clean up they are concentrating on the bushes. If your bush is a bush you planted it is your responsibility to keep it trimmed. They have been trimming improvement bushes that have not been trimmed for a long period of time. They are doing their best but if you have flower pots or yard ornaments in or around those bushes they are not going to move your things. It will be up to you to trim around where they can't get due to your items



Reminder to change your filters. We put this in month after month but are still seeing filthy filters when maintenance is called when needing work orders done. I good reminder is every time you pay your carrying charges it time to change your filter..



# OFFICE NEWS

When entering work orders on rent manager, (on line) please only list one issue per work order and not multiple issues all on one.

Have you seen graffiti on a dumpster? If you have seen or know anything about this please call the office. We recently have had to clean several dumpsters and hand-rails with this graffiti and it is costly and time consuming for Highleah.

Please keep your front and back porch lights on. Times are changing and it is darker in the mornings for those that have to catch a bus or walking to school. Let's keep our kids safe. We also want our streets to be safe for Halloween trick or treating.

With fall in the air, members will need to start prepping their flowerbeds or gardens for winter. Removing dead plants and cutting back your perianal' s needs to be done. Fresh mulch is a nice touch this time of the year.

Soon members will need to disconnect hoses and shut off the outside faucets Outside faucets will need to be turned off in basements.



## Good Neighbor Nomination

Do you have a neighbor that has gone above and beyond? Is there someone you know that goes out of their way to help others? If so, we would love for you to consider nominating them for our good neighbor award! We want to recognize individuals that strive to make our community a better place to live! They could win a \$25.00 credit on their account!

Fill out the form below and turn it in to the office. The board will review the submissions and vote on a “good neighbor” to be honored each month at the open session of the board meetings.

Submitting member’s name:

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Submitting member’s address:

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Submitting member’s phone number:

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Name of the member you are nominating:

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Address of the member you are nominating (if known)

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Reason you are nominating this member:

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Robby was nominated for the Good neighbor award by his neighbor for sharing his home grown tomatoes all summer and always helping out.