



North Brighton Townhouses, Inc.  
5057 N.E 37th Street Kansas City, MO 64117

# The Brightoneer

June 2010

"Anyone who says sunshine brings happiness has never danced in the rain"

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| <b>Office Phone:</b>          | <b>816-454-2500</b> |
| <b>Maintenance Emergency:</b> | <b>913-894-3456</b> |
| <b>Security Number:</b>       | <b>816-645-3001</b> |
| <b>Non-Emergency Police:</b>  | <b>816-413-3400</b> |

Check out our new Website:

[www.northbrighton.com](http://www.northbrighton.com)

**North Brighton Townhouses, Inc.**  
**Special Meeting**  
**April 28, 2010**

The board convened at 6 p.m. Attending the meeting were Betty Maltbia, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Selma Irely, secretary; Mike Crippen, treasurer; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Guests present were Bob Guimbarda and Gwen Knight from Enhanced Value Strategies, Inc., (EVS) in St. Louis.

Betty opened the meeting and turned it over to Guimbarda for a presentation about refinancing.

Guimbarda said that his expertise was based on more than 20 years of experience in real estate. He has owned, developed and managed office buildings and apartments. Currently he works with multi-family properties in Kansas and Missouri to explore financing options and has worked and is now working with other Linville cooperatives.

He said that properties hire his company to help them identify what needs to be done to fix up the property; to find out what is available in loans, grants, state and federal programs to help with the costs; and to help the property implement an improvement project by pulling together resources such as contractors and engineers.

The process involves an assessment of the property and its physical and operational needs, an overview of financing alternatives and the renovation scope of work, project approval, capital commitment, closing and management of the construction process.

One building would be done at a time. For improvements to individual units, Guimbarda said work would average no more than three to four days of interruption per unit. The goal is to finish work in the unit before the weekend. Every one of North Brighton's 40 buildings would be considered an individual construction project.

He discussed all stages of the process involved: assessment, underwriting and financial feasibility, project approval, capital commitment, closing and construction.

At the capital commitment stage, the cooperative probably will need an environmental assessment, appraisal and engineering study. EVS will have a 15-year business plan prepared at this stage which will cover increases in carrying charges necessary to build up reserves. Different scenarios will be presented to include the extent of improvements that could be done, for example, with a \$5 a month increase in carrying charges, with a \$10 increase and other increments.

The construction phase involves three elements: the envelope of the building which includes roofs, walls and front doors; the interiors which includes furnaces, vinyl floors and air conditioning; and site work, the last work to be done and includes paving and re-landscaping.

Financial and physical assessments typically take 60 to 75 days. The loan application process usually takes 45 days.

Guimbarda said if the cooperative engages his company, EVS will invest 60 to 75 hours in the stages of the process up to the capital commitment stage. If the board decides against going forward, nothing is paid to EVS. From the capital commitment stage, EVS spends a lot more time with the cooperative including attending board meetings.

Betty thanked Guimbarda and Knight for attending and the board began a review of revisions to the bylaws led by Dudley.

Dudley distributed copies of the bylaws with his suggestions for deletions of language no longer necessary now that HUD is not involved in the property. The board also considered the bylaws of Colonial Square, Independence Square and Loma Vista West.

Corrections to the bylaws included changing the number of memberships to 378 from 390 and changing the annual meeting date to the second Sunday of March rather than the second Tuesday.

Dudley will rewrite the section about the election and term of office for the board of directors so that terms are staggered. He also will include a requirement that members must live in the cooperative for at least a year before they can seek a position on the board of directors.

The board discussed but decided against absentee voting. For voting by proxy, the board chose the wording: ``A member may appoint a proxy to vote by signing an appointment form. A member may appoint any other member as his or her proxy. Any proxy must be filed with the Secretary before the appointed time of each meeting."

The board asked that two paragraphs be added to Section 5 on Removal of Directors.

``The term of any director shall be automatically terminated who shall be absent for three (3) consecutive regular board meetings or for five regular board meetings in a 12-month period and the remaining directors shall appoint the successor as provided in Section 4.

``The term of any director shall be automatically terminated if the director no longer resides in North Brighton Townhouses, Inc."

Dudley was asked to include a transfer on death registration section in the bylaws.

In Article X covering fiscal management, Dudley was asked to include sections on funding a replacement reserve account and a miscellaneous improvement reserve account.

References to ``telegraph" in the bylaws concerning notices given for regular or special meetings were changed to ``electronic mail."

The board reviewed the North Brighton Townhouses equity chart and made these changes: equity for all one-bedroom units, \$5,550; equity for two-bedroom units, \$6,300; for three-bedroom units, \$7,100; and for four-bedroom units, \$7,900. However, the equity values currently shown on the equity chart will be used until the new bylaws are approved.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Su Bacon

Recording secretary

**North Brighton Townhouses, Inc.**

**May 11, 2010**

**Board Meeting**

**NEWSLETTER MINUTES**

The board convened at 5:30 p.m. Present were Betty Maltbia, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Selma Ireby, secretary; Mike Crippen, treasurer; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Les reviewed five bids he has received for concrete work. The board acted upon Les' recommendation to use Hodges Garages and unanimously voted to accept the company's bid of \$43,980. The bid covers 36 different items.

The board began a review of the revised bylaws.

**Open Session**

Seven members signed in for the open session. Betty called the meeting to order at 7:05 p.m. and introduced the head table.

Minutes of the April 13 meeting were approved.

Mike gave the treasurer's report. He has reviewed receipts for March and April and found all to be in order.

Selma reported that six installation permits were submitted and all were approved.

Elizabeth gave the office report. Thirty-four recertification notices have been mailed. Thirty-eight members have signed intents to vacate. Of these, four memberships have been purchased. For sale are eight one-bedroom units, 11 two-bedroom units and 15 three-bedroom units.

Ads are running in area newspapers.

Les gave the maintenance report. In April, 205 work orders were completed. Four maintenance men are working on rehabs most of the time. Eleven units are projected to be completed in five days.

Swing sets have been painted. The common grounds have been sprayed for weeds and tree trimming is under way. Les told the members about accepting the Hodges Garages bid for concrete work. Les is trying to find painters with reasonable rates for the units.

Jerry Cook is no longer Les' contact for the city's proposed improvements to North Brighton Avenue. Les located a new contact and learned that the plan is to move the crossover up to 36th St.

Betty opened the floor to member comments.

Virginia Marchio won the \$25 gas gift card.

The open session ended at 7:20 p.m.

## Closed Session

The board continued its review of the bylaws revisions.

At the June board meeting, the board can vote to accept the revised bylaws. If accepted, the bylaws then would be mailed to the membership. Lisa will bring a sample ballot on bylaws.

North Brighton members will be encouraged to attend the July and August board meetings to ask any questions they might have about the bylaws.

The board ratified two telephone polls.

Les distributed a new version of satellite dish verification and rules. Dudley believed that it needed further refining and clarifying.

By consensus, the board agreed to proceed with EVS. Betty signed the consulting agreement and Dudley will review it before forwarding it to EVS.

The meeting was adjourned at 9:30 p.m.

My brother and I would very much like to thank everyone here at North Brighton Townhouses for the cards and donations. Our Mother meant everything to us and we know she would have loved knowing so many people reached out to us.

Thank you again for your sympathy and prayers. It has made this difficult time a little easier to bear.

-- Greg Curlett--

# Office NEWS



## Board Meetings

The Board of Directors is currently working on approving the by-laws during the June, 2010 board meeting. Each member will then receive a copy of the by-laws to review. We would like to encourage everyone to attend the July and August Board Meetings so that you may give your input in by-law decisions.

There will also be a special meeting held in September 2010 to vote on the By-law change!

Please feel free to contact the office with any further questions.

## UNITS FOR SALE!

We currently have One, Two and Three Bedroom Units for sale. If you know anyone that is interested in North Brighton please refer them to the office. We also have a limited number of one bedroom units that are available for rent.

**Remember there is a \$150.00 referral bonus!**

**FOR  
SALE**



# Maintenance Reminders

**Connie and Mark Kanatzar**

**are available for any mowing/trimming that you need!**

**Please call (816) 452-1828**



## **YARD SALES**

Members are allowed to have their own sales from May through September only. The following rules apply:

- 1.) Signs must be removed from the property the morning after the sale is over.
- 2.) All merchandise must be brought inside the unit each night if member is having a multiple day sale.



## **Lawn Mowers**

**Anyone interested in mowing this summer please contact the office with updated phone number so that we can publish the information in the July Brightoneer!**



# June

| SUNDAY  | MONDAY   | TUESDAY                                     | WEDNESDAY | THURSDAY  | FRIDAY                            | SATURDAY  |
|---|--|---|-----------|-----------|-----------------------------------|-----------|
|   |  | <b>1</b><br><br><b>Carrying Charges Due</b> | <b>2</b>  | <b>3</b>  | <b>4</b>                          | <b>5</b>  |
| <b>6</b>  | <b>7</b>   | <b>8</b><br><br><b>Board Meeting @ 7pm</b>  | <b>9</b>  | <b>10</b> | <b>11</b><br><br><b>Late Fees</b> | <b>12</b> |
| <b>13</b>   | <b>14</b><br><br> | <b>15</b>                                   | <b>16</b> | <b>17</b> | <b>18</b>                         | <b>19</b> |
| <b>20</b><br><br><br><b>Father's Day</b> | <b>21</b><br><br><b>Attorney Referrals</b><br><b>1st Day of Summer</b>                               | <b>22</b>                                   | <b>23</b> | <b>24</b> | <b>25</b>                         | <b>26</b> |
| <b>27</b>   | <b>28</b>  | <b>29</b>                                   | <b>30</b> |           |                                   |           |
|   |  |   |           |           |                                   |           |