

North Brighton Townhouses, Inc.

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The Brightoneer

Summer

June 2011

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North Brighton Townhouses, Inc.

May 10, 2011

Board Meeting

N E W S L E T T E R M I N U T E S

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; Terry Wood, treasurer; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

Melva reported that Jack Cardwell was successful in his negotiations with Clay County assessment officials to reduce the real estate taxes on North Brighton.

The board reviewed three Good Neighbor of the Month nominations and voted to approve Laura Young for June.

Open Session

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

Makenzey Gust of 5315 N.E. 36th was recognized as a Good Neighbor of the Month and was presented with a \$25 gift card.

Minutes of April 12 were approved unanimously.

Terry gave the treasurer's report. She has reviewed the receipts and found all in order.

Selma said five installation permits had been received and four were approved. One was denied.

Elizabeth gave the office report. Eighteen units are for sale: four one-bedroom units, nine two-bedroom units, three three-bedroom units and two four-bedroom units.

There have been two move-ins, 33 defaults, two attorney referrals and 46 exterminations.

Les gave the maintenance report. Rehabs began again on May 2 with one unit and four or five more are expected in the next 30 days.

Maintenance has planted 40 bushes and decorative grasses and 12 trees. Eight countertops have been ordered to replace original countertops and 16 water heaters were replaced in April.

Twenty-four water main shut-off valves and hose bib shut-off valves have been replaced.

Les is re-negotiating the uniform contract.

Betty opened the floor to member comments.

Gas being siphoned, excessive cars and an inoperable vehicle parked on the property were discussed.

Donna Travis won the \$25 gift card.

The open session ended at 7:25 p.m.

Closed Session

The board reviewed research compiled by Les on sizes available for sheds. The board approved chest style sheds measuring no more than 60 inches wide, 32 1/2 inches deep and 72 inches high and vertical sheds measuring no more than 32 inches wide, 26.5 inches deep and 72 inches high.

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

Nominate a Neighbor

Kindness counts.

Nominate a member who exemplifies the North Brighton Townhouses spirit of cooperation through his or her thoughtful acts to help others.

One Good Neighbor is recognized every month and receives a \$25.00 gift card.

Nominees must be members in good standing.

All information will be verified.

The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.

Good Neighbor Nomination

Your Name: _____

Your Address: _____

Your Phone Number: _____

I nominate _____

(Please give full name of neighbor your are nominating.)

Neighbor's Address: _____

Neighbor's phone number: _____

Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.

Explain why you are nominating this person. What has she or he done to be a good neighbor? _____

Good Neighbor Award



Laura Young Recieves Good Neighbor Award

Laura Young was nominated by Susan Jones for the Good Neighbor of the Month Award because she helped her at anytime after her surgery.

The Board of Directors will recognize Laura at 7 p.m. during the monthly meeting on June 14th, 2011. As a recipient of the Good Neighbor award, Laura will receive a \$25 gift card.

The Good Neighbor of the Month Award recognizes members of North Brighton who exemplify the special spirit of cooperation that makes our community a better place for all of us.

Diane Schumacher

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Avon Representative here at North Brighton Townhouses. I would love to have you as a new customer. Please call me or email me. You can order on-line at my website and mark for "Representative Delivery" and I will deliver your order to your door.

There are books at the office if you would like to take a look.

Office NEWS

Senior Luncheon

(Lunch provided)

June 15, 2011 11:30am —?

(3rd Wednesday)



Please call if coming 816-453-8174

Renovation Update

During the Annual Meeting in March the Board mentioned that they were reviewing several loan applications. The Board voted to make a loan application with NCB, not to exceed \$4,550,000. When the loan is approved, there will be a carrying charge increase of \$25 that will be needed to obtain the loan. There still will be an annual increase at the first of the year.

Inspections for the property will be necessary. On May 26, 2011, the environmental inspect was done. They took samples of the ceilings to check for asbestos and tested for radon gas.

On June 1, 2011, an appraisal for the property will be done. We do apologize for any inconvenience this may cause and Thank You for your cooperation.



Maintenance Reminders

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



Michael Tucker	816-413-8721	Leave name & Number
Paul Main	816-830-9599	Weekdays after 3:00pm/ On Weekends Anytime
Roger & Matt Reynolds	816-231-8439	Anytime

If you would like to be one of NBT mowers, please call the office.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Carrying Charges Due	2	3	4
5	6	7	8	9	10	11 Late Fees Applied
12	13	14 Board Meeting 7 pm Flag Day	15 Senior Luncheon 11:30am-? *Lunch will be provided	16	17	18
19 Happy Father's Day	20	21 1st Day of Summer	22	23 Attorney Referrals	24	25
26	27	28	29	30		