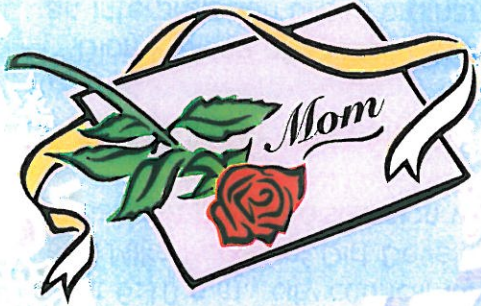


North Brighton Townhouses, Inc.
5057 N.E 37th Street Kansas City, MO 64117



The Brightoneer

May 2010

~ A mother is not a person to lean on, but a person to make leaning unnecessary.

Dorothy Canfield Fisher

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

North Brighton Townhouses, Inc.
Special meeting
March 3, 2010

NEWSLETTER MINUTES

Sheila Johnson, president, called the meeting to order at 6 p.m. Other board members present were Ann Halsey, first vice president; Mike Crippen, second vice president; Selma Ireby, secretary; and Betty Maltbia, treasurer.

Also attending were Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; Dudley Leonard, cooperative attorney; Jerry Cook, project manager for the City of Kansas City; and Robert Miller, Frank Weatherford and James Wingert, engineers with TranSystems, a consulting firm in Kansas City.

Sheila introduced the head table and turned the meeting over to Les.

Les explained that Cook and the engineers were prepared to discuss the proposed improvements to North Brighton Avenue that could affect members of North Brighton Townhouses.

Cook began the discussion by referring to a Feb. 12 letter from Les with three suggestions: move the sidewalk closer to the street; move the culvert further north; and extend the north culvert on the south side a few feet.

At 6:10 p.m., city councilman Bill Skaggs joined the meeting. Jason Goertzen and Mike Pursell of Dirt Developers, LLC, also appeared. Goertzen and Pursell initiated a private discussion with Cook and the engineers.

Skaggs left at 6:25 p.m.

Dion Walden of Kansas City Planning and Development will be consulted for an interpretation of the ordinance.

Pursell also asked that the sidewalk on the east side be routed into his subdivision so that people are not walking along the channel. Doing that will depend in part on whether that is a reasonable path for pedestrians, Weatherford said.

A bioswale was discussed as part of the City's plan to create a natural area with plantings to filter and catch water. Ditch checks may be necessary as well.

Les asked about moving the crossover up north to 36th Street and keeping the sidewalk along North Brighton Avenue.

Cook said that suggestions 1 and 2 presented in Les' letter should be doable. He said that he would continue to communicate with Les. Cook, the engineers, Goertzen and Pursell left at 6:50 p.m.

North Brighton Townhouses, Inc.
March 14, 2010
Annual Meeting

NEWSLETTER MINUTES

Sheila Johnson, president, welcomed members and announced that a quorum had been met. She called the meeting to order at 2:10 p.m. Other board members present were Ann Halsey, first vice president; Mike Crippen, second vice president; Selma Irely, secretary; and Betty Maltbia, treasurer. Also attending were Elizabeth Tharp, site manager; Shanna Tait, assistant site manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Lisa Gamble, controller for Linville Management Services, Inc.

Sheila introduced the front table and thanked members for attending. She referred to the letter about the annual meeting and election mailed to all member households on March 1 as proof of notice. The letter also contained a survey about options for celebrating the cooperative's mortgage payoff.

Minutes of the March 8, 2009, annual meeting were approved.

Sheila reported that the Activities Committee had two successful events this year: a Santa visit and a fall festival.

Les gave the maintenance report. In 2009, 3,051 work orders and 25 rehabs were completed. Approximately 40 water heaters were replaced. Work on streets included sealing, repairs and new overlay. More work will be done this year as will concrete tear-out and replacement. Two new playground sets will be installed.

Elizabeth gave the office report. The move-ins last year and 41 move-outs. In January, there were 24 memberships for sale and three have been sold in the last two weeks.

The one-bedroom units owned by North Brighton can be purchased as memberships or rented. Rent starts at \$450 plus a \$200 deposit. Two rental applications are in process. There are six one-bedroom rentals now.

The referral bonus has been increased to \$150 after qualified applicants move in. The bonuses apply to the one-bedroom rentals as well.

Recertification is still required as are Kansas City pet licenses and vaccination receipts.

Discussion about renting the one-bedroom units ensued. Members of one-bedroom units expressed their displeasure with the decision to rent some of the one-bedroom units. Other members voiced concerns that rentals would escalate to units of other sizes.

Board members and Lisa explained that all members living in one-bedroom units were given the option of transferring to a larger unit without selling their units -- if they meet transfer policy qualifications and pay for rehab costs but not for upgrades.

Members were told that the decision to turn all vacant one-bedroom units into rentals was made in the interest of the cooperative, to keep from losing money on units that had been sitting empty for some time. When the board voted to turn vacant one-bedroom units into rentals, it also voted to turn any occupied one-bedroom units into rental if members wanted to sell them or to transfer to larger units.

Members said they had not been notified about these decisions. There was some discussion about scheduling a special meeting later.

Lisa gave the managing agent's report. She reviewed handouts distributed earlier that showed the breakdown of how carrying charges were spent; assets of \$10,342,424; and reserves of \$682,833.

She thanked the maintenance and office staffs for their work throughout the year.

Sheila announced that there was one three-year position open on the board and that incumbent Betty Maltbia had filed for re-election. There were no other candidates and no nominations from the floor. The members voted to close the nominations.

Betty addressed the members about seeking re-election.

The membership voted to elect by acclamation. Betty was elected by voice vote of the membership present.

Door prizes were drawn. Linda Evans won a month's free carrying charges; Norbert Macias and Zela Hicks won \$50 each.

The meeting was adjourned at 2:55 p.m.

Closed Session

The board, Lisa, Elizabeth, Les and Dudley convened for a closed session at 3:10 p.m.

Board members elected officers: Betty, president; Sheila, first vice president; Ann, second vice president; Selma, secretary; and Mike, treasurer.

Les discussed the settling of the unit. He has bids totaling approximately \$5,000 to fix the settling. The board voted unanimously to accept the bids.

Elizabeth informed the board that 61 members had voted in person or by proxy.

The meeting was adjourned at 3:35 p.m.

North Brighton Townhouses, Inc.
April 13, 2010
Board Meeting

NEWSLETTER MINUTES

The board convened at 5:30 p.m. Present were Betty Maltbia, president; Sheila Johnson, first 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.

Betty called the meeting to order at 6 p.m. The board reviewed the annual meeting minutes of March 14 and voted to publish the newsletter minutes as written with one correction: The sentence about Betty's speech for re-election was made to the members, not to the board.

Open Session

Fifteen members signed in for the open session. Betty thanked them for attending and called the meeting to order at 7:10 p.m. She introduced the head table.

Minutes of the February 9 meeting were approved.

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

Selma reported that 10 installation permits were submitted and all were approved.

Elizabeth gave the office report. Thirty-six recertification notices have been mailed. Thirty-two units are for sale. Two new members moved in during March; three renters have moved in and two applications are in process for one-bedroom units.

Betty reviewed the results of the payoff party survey. The majority of those responding -- nearly 50 -- voted to do nothing to observe the paying off of the 40-year mortgages. So, the cooperative will not plan a celebration.

Les gave the maintenance report. In March, 150 work orders were completed. Maintenance is working on 18 rehabs. Annual inspections have been completed. A roofing contractor is inspecting all roofs and making minor repairs as needed. Les is getting bids for concrete tear-out and replacement. Three piers were installed at 5343 N.E. 37th; the unit was lifted and stabilized. The City of Kansas City has sent several easement documents to Les for the North Brighton street project but the documents for the west side do not reflect the proposed changes.

Betty opened the floor to member comments. The one-bedroom rentals, bylaws and reserve funds were discussed.

Sam Larroca won the \$25 gas gift card.

The open session ended at 8:10 p.m.

Closed Session

The board voted unanimously to acknowledge and ratify all telephone polls as recorded.

The board approved this motion: ``Whenever a member who pays a surcharge voluntarily moves out of the cooperative, the monthly carrying charges on that unit will revert to the base rate."

Lisa said the City of Kansas City is discontinuing its trash rebate on April 30. Linville Management is protesting.

Renovations and refinancing were discussed. Lisa was asked to schedule a meeting with Bob Guimbarda of EVS on April 28 or May 5.

The board voted unanimously to add a rule to Conduct of Section 2: ``A member or guest of a member shall not disturb, annoy, obstruct or interfere with the duties of any employee or representative of the Cooperative."

Mike was allowed to leave at 10:30 p.m.

Lisa distributed copies of the audit performed by Darel D. Kyle and information about the Linville mini-conference.

She discussed advertising opportunities for selling memberships. The board voted to approve an on-line only posting in The Kansas City Star's Apartments.com and a posting on Rent.com.

Elizabeth and Shanna should ask those who inquire how they heard about North Brighton.

The meeting was adjourned at 11:05 p.m.

Office News



ATTENTION

The Board of Directors voted unanimously to adopt the following rule: " A member or guest of a member shall not disturb, annoy, obstruct or interfere with the duties of any employee or representative of the Cooperative."

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

FYI

The City Council of Kansas City, Missouri passed an Ordinance stating that the City of Kansas City, Missouri will cease making payments in lieu of trash collection effective May 1, 2010.

Linville Management is in the process of protesting this on behalf of North Brighton Townhouses, inc.

A stylized icon showing a wrench and a screwdriver crossed over a gear.

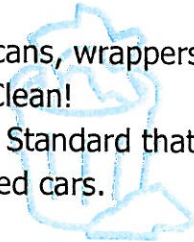
Maintenance Reminders

Outside Grounds

Please remember to pick up any trash including cigarette butts, cans, wrappers, pet waste, etc from yard to help keep North Brighton Clean!

This is per The Rules We Live By; Section 1.1 E—Housekeeping Standard that states Yards should be free of debris, trash and abandoned cars.

Thanks for your Cooperation!



Friendly Trash Reminder

Please make sure that you bag up your trash and place inside of dumpster. No loose trash should be going in the bins. All trash must be bagged and tied. Large items should be placed in The dumpster behind the office. If you should have any question about where to throw large items away please contact the office.

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 June Brightoneer!



NBT Classifieds

**Connie and Mark Kanatzar
are available for any mowing/trimming that you need!**

Please call (816) 452-1828



**Dog Walking or Dog Sitting in your home!
Reasonable Rates!**



**Joelene Leftridge
(816)-271-6761**





SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 Carrying Charges Due!
2	3	4	5	6	7	8
9	10	11 Board Meeting @ 7pm Late Fees	12	13	14	15
Mother's Day						
16	17	18	19	20	21 Attorney Referrals	22
23	24	25	26	27	28	29
30	31 OFFICE CLOSED Memorial Day	