



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

The Brightoneer

November 2010

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Office Phone: 816-454-2500
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Non-Emergency Police: 816-413-3400

Check out our new Website:

www.northbrighton.com

**North Brighton Townhouses, Inc.
October 12, 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; Mike Crippen, treasurer; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; Dudley Leonard, cooperative attorney; and Patrick Boyer, security officer for the Central Jackson County Patrol.

Selma Irely, secretary, joined the meeting at 7:55 p.m.

Open Session

Nine members signed in for the open session. Betty called the meeting to order at 7:08 p.m. and introduced the head table.

The minutes of the September 14 meeting were approved unanimously.

Mike gave the treasurer's report. He said he has not seen the receipts yet due to a delay caused by the new accounting software program.

Sheila reported that one installation permit has been received and approved.

Elizabeth gave the office report. Fifteen recertification notices have been mailed. There have been four move-ins. Fifteen units are available: four one-bedroom units, eight two-bedrooms and three three-bedrooms.

Les gave the maintenance report. In September, 135 work orders were completed. Maintenance is changing furnace filters and making progress on rehabs. Seal coating and striping of streets are under way. Concrete tear-out and replacement are completed as is the painting of the steel back steps on the one-bedroom units. A new Vee Snow Plow has been purchased and the old snow plow sold.

The property sustained some damage during a storm: tree debris and flooding of some units.

Betty opened the meeting to member comments. Bylaws, surcharges and refinancing were discussed. An incident involving gunfire on the property was discussed.

Kathleen Lawson won the \$25 gas gift card.

The open session ended at 7:45 p.m.

Closed Session

The board rescheduled the budget meeting for 10 a.m. on October 29.

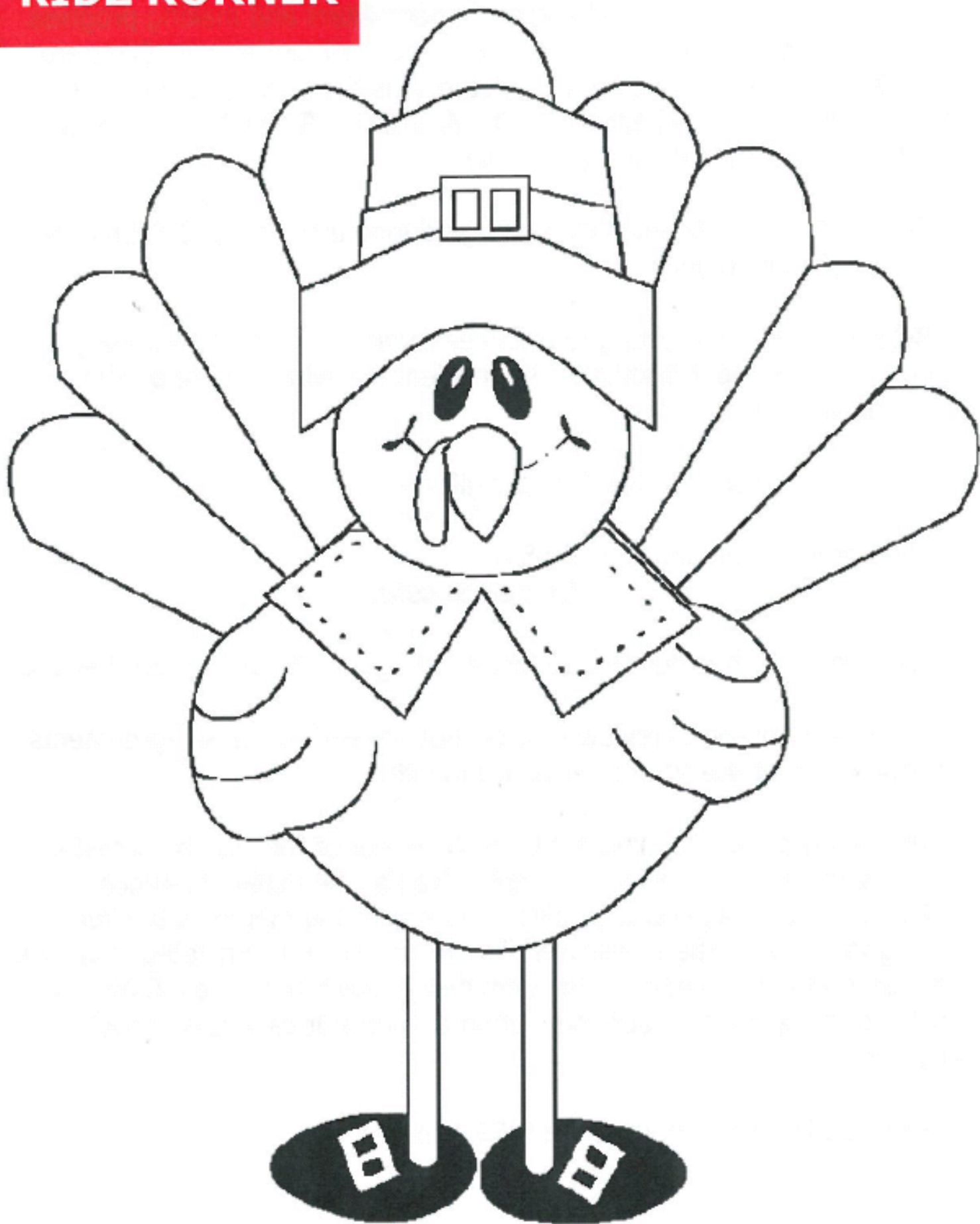
The board agreed to review new occupancy and purchase agreements for discussion at the November board meeting.

The board agreed to initiate a Good Neighbor of the Month contest in the newsletter, based on the example given at the mini-conference.

The board also agreed to publish a form allowing members to share their good news in the newsletter. The form must be completed in writing and signed by the member and submitted to the office. The information must be about the member completing the form; it cannot be about anyone else.

The meeting was adjourned at 9:55 p.m.

KIDZ KORNER





Your Good News

Good news deserves to be shared. So, please take time to let the North Brighton Townhouses community be part of your joy and success.

Tell us about any special news that you have going on in your life right now, such as your birthday, special promotion or award!

Just complete the form below and drop off at the office. Then we'll make sure everyone hears about the good things going on in the lives of our cooperative residents.

My Good News

Your Name: _____

Your Good News: _____

Please remember that the information shared must be about the member completing the form.

Signature: _____

Address: _____

Phone: _____



BOARD MEETINGS

November 9th, 2010— Closed to Members
(Due to Budget Meeting)

December — **No Meeting Held**

January 11th, 2011— Open to Members

Special Meeting

**Vote to adopt new Bylaws will be held
during the next Annual Election!**

Date: March 13, 2011

Time: 2:00pm

Location: To Be Determined

**Tell Neighbors to come or Please
complete your proxy's and give them to
your neighbor!**

**If you have any questions please contact
the office — (816) 454-2500**

N.B.T Senior Ladies Luncheon

Date: November 17th, 2010

Time: 11:30am—2pm

Location: Clubhouse

Soup and Salad Bar

Two soups will be furnished, as well as lettuce and salad dressing. Please bring an ingredient to share such as: grated carrots, sliced mushrooms, chopped peppers, chopped celery, grated cheese, pickled beets, shredded hard boiled eggs, canned beans, rinsed and drained, such as garbanzos or black beans. Sunflower seeds, crackers, bread sticks, croutons, or WHAT EVER YOU LIKE IN A SALAD!

Bring a neighbor or a friend, just call Bertha at (816) 452-6522 or Dorothy at (816) 453-8174 and leave a message as to how many are coming.

We'd like to make plans for fun and entertainment for future gatherings, so bring your fresh ideas with you!




Hope to see you all there!

Carole Thompson
Owner/Baker/Decorator



PASTRIES BY CAROLE
Making All Sweets to Your Satisfaction

Carole Thompson
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Santa is coming to the Clubhouse!

December 11th, 2010

Saturday

2:00pm—4:00pm



- * **Talk to Santa Claus**
- * **Bring Your Cameras**
- * **Goody Bags will be Given Out**

Office NEWS



Elections Coming Soon!



If you are interested in running for the board please submit your resumes to the office. We currently have 2 position that will be open. Please call the office if you have any questions.

Referral bonus for referring someone to North Brighton Townhouses, Inc. has been increased from \$50 to \$150. Bonus will be paid upon referral's move in.



Please keep children out of the street when they are playing! North Brighton Townhouses streets are very busy with traffic and we want to prevent any accidents!



Maintenance Reminders



Water Faucet Reminder

It's about that time...the weather is getting colder and the outside hose valve should be turned off. The proper procedure is as follows

Section 5.8 Outside Faucets:

Shut water off underneath your kitchen sink (or some are located in the utility room), then open the faucet valve outside and disconnect the water hose. Allow the faucet to drain. If this is not done, it can freeze and burst the pipe inside the wall and member will be responsible for the repair.

Snow Removal

Section 1.12 Vehicles, I

Please remember that any person of the member's household, a guest or any person under the member's control are required to park so that their vehicles do NOT extend over the sidewalks. **Should a vehicle extend over the sidewalk during snow removal, the member will be charged \$15.00. Vehicles parked in "No Parking" zones that impede the pushing of snow WILL be towed at the owner's expense WITHOUT warning.**

Please also remove all Items from Front Stoops and steps. This makes snow removal much easier. It also prevents any damages to flower pots or other items.



November

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Carrying Charges Due!	2	3	4	5	6
7  Turn Back Your Clocks	8	9 No Board Meeting	10 Late Fees Applied	11 Veteran's Day	12	13
14	15	16	17 NBT Senior Ladies Luncheon 11:30—2pm	18	19	20
21	22 Attorney Referrals	23	24	25 Office Closed 	26 Office Closed	27
28	29	30				