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The Brightoneer

Thank You!!!

Thank You!!!



**North Brighton Townhouses, Inc.
5057 N.E 37th St. KCMO 64117**

Office Phone: 816-454-2500

Maintenance Emergency: 913-894-3456

Security Number: 816-645-3001

Non-Emergency Police: 816-413-3400

Website: www.northbrighton.com

Good Neighbor Award

Debra Fleshman

Debra was nominated by Robert Bonacorso. Robert wrote that Debra took her own push mower and mowed a neighbor's yard when it was tagged for very tall grass. Debra did not know the neighbor but put forth this effort to be kind.

Robert said: "This was truly a neighborly thing to do!!"

The Board of Directors will recognize Debra at the board meeting on the 9th of October. As a recipient of the Good Neighbor Award, Debra will receive a \$25 gift card. The Good Neighbor of the Month Award recognizes members of North Brighton Townhouses who exemplify the special spirit of cooperation that makes our community a better place for us all. Good Neighbor Nomination forms are available in the office.



Gloria West September's Good Neighbor Winner

Pictured with Terry Wood, Board President

Renovation Progress Report

The exterior work has been completed on 27 buildings and 45 buildings are in various stages of the exterior work. The interior work has been completed on 33 buildings. The concrete replacement is complete. Thank you all very much for your cooperation with the street resealing project. Repaving to take place this week.

The following is the process for those whose buildings have not been started:

1. A walk though of all units to determine what work needs to be done.
— This has been completed.
2. Exterior work on the buildings will be done first.
3. A second walk though will be done to confirm the scope of work in each unit. Items being done are listed below:
 - + Insulation installed around all windows
 - + Front & Back outside electrical outlets
 - + Upstairs hallway electrical outlet
 - + Light Bar & replacing original Medicine Cabinets in the bathrooms
 - + Kitchen GFI Switches
 - + Main Water & Outside Hose Bib Shut-Off Valves
 - + Original Front & Rear Entry Doors
 - + Replacement of all original Interior Doors, Original Kitchen Floors, and Original Countertops
4. After the second walk though, each unit will receive a notice explaining exactly what will be done. This notice will also tell you what preparation you will need to make for the contractor.
5. Once the interior work starts on a building the contractor's plan is to complete the building in one week. This is the goal but may not always be possible.
6. **After the interior work is completed a final inspection will be done by the General Contractor and NBT Maintenance Supervisor.**

NOTE: With the thermal foil on the outside insulating the windows and adding insulation in the mansards, we hope everyone will see a savings on their utility bill. Several members in the completed buildings have told us that their A/C runs less often.

North Brighton Townhouses, Inc

Board Meeting Minutes

September 11, 2012

The board convened at 5:30 p.m. Present were Terry Wood, president; Betty Maltbia, first vice president; Dorothy Olson, second vice president; Sheila Johnson, treasurer; Selma Ireys, secretary; Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The board ratified a telephone taken on August 20.

Open Session

Sixteen members appeared for the open session. Terry welcomed them and called the meeting to order at 7:15 p.m.

Minutes of August 14 and September 8 were approved unanimously.

Selma read aloud a letter from Jo Villavicencio thanking the board, staff and Still Contractors for the picnic on September 8.

Terry acknowledged Gloria West as the Good Neighbor of the Month for September. She was given a \$25 gift card.

Sheila gave the treasurer's report. She has reviewed all receipts and found them to be in order. There were at least four referral bonuses given to members.

Selma reported that three installation permits were received and all were approved.

Elizabeth gave the office report. Twenty recertification notices have been mailed. There have been 26 defaults, 48 exterminations and five move-ins.

Eighteen units are available: 11 one-bedroom units, six two-bedroom units and one three-bedroom unit.

Les gave the maintenance report. Exteriors on 25 buildings have been completed and interiors on 32. A new roof has been installed on the model building. Street work will start the week of September 17. All streets will be seal-coated or overlaid. Members' cars must be removed during this time.

Foundation work is under way. Seventeen piers have been installed, some as deep as 90 feet.

Les is currently reviewing trash removal bids.

Terry opened the floor to member comments.

Denise Miller won the \$25 gift card.

The open session ended at 7:50 p.m.

Closed Session

The board discussed compiling three-ring binders for members with the new bylaws, the new rules and their membership certificates.

Les presented a list of suggested improvements to be covered by the contingency fund.

Les is waiting for an estimate from Billy Still for work on the model unit building.

Betsy said the office check scanner needs to be replaced. The board approved purchasing the new OneSite scanner.

The meeting was adjourned at 9:25 p.m.

Next Board Meeting
October 9, 2012
Doors Open at 7:00 p.m.

North Brighton Townhouses, Inc.

September 8, 2012

Special Meeting

Terry Wood, president, announced that a majority of members was present and called the meeting to order at 12:05 p.m.

She introduced the front table: Betty Maltbia, first vice president; Dorothy Olson, second vice president; Selma Ireys, secretary; Sheila Johnson, treasurer; Dudley Leonard, cooperative attorney; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Su Bacon, recording secretary.

Also attending the meeting were Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; and Les Dudrey, maintenance superintendent.

Terry showed the letter about proposed bylaws mailed to all members on August 27, 2012, as proof of notice.

Terry turned the meeting over to Dudley to explain the purpose of the special meeting. Dudley said a majority of members is necessary to approve the new bylaws: 180 ``yes'' votes of the 205 members registered today.

He explained that changes were necessary to update bylaws written more than 40 years ago and to eliminate references to FHA and HUD that are no longer applicable to the cooperative now that the mortgage has been paid off.

Included in the new bylaws is a requirement that board members must be members of North Brighton. Other additions are guidelines for selecting a managing agent, transfer on death registration, reserve requirements and termination of a board member's term based on a lack of attendance.

Members asked about the equity value chart for the units on page 4 of the new bylaws. Sheila moved and Betty seconded that the phrase ``or decreased'' be deleted from the sentence under the chart: ``The Equity Value may be increased or decreased by the Board of Directors, not more than once annually at any special or regular meeting of the Board.''

The motion carried.

The sentence now reads: ``The Equity Value may be increased by the Board of Directors, not more than once annually at any special or regular meeting of the Board.''

Dudley fielded other questions and explained that bylaws do not affect carrying charges.

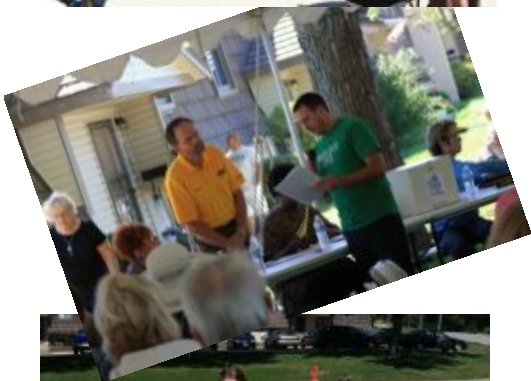
He said members could choose to vote by ballot or by acclamation. The members voted unanimously to vote by

acclamation and the bylaws were approved by acclamation.

Terry thanked Still Contractors for sponsoring the picnic.

The drawing for the grand prize, three months of free carrying charges, was held. Samuel Snead won the grand prize. Additional door prizes were awarded: \$25 gift cards for HyVee, Target, Festival Foods, Quik Trip and Wal-Mart and \$25 work order certificates.

Terry thanked everyone for attending and the meeting was adjourned at 12:51 p.m.



Picnic Fun

Office NEWS

Thank you to all of our By-Laws Picnic Sponsors:



Still Contractors,

Provided all of the food & Drinks

Time Warner Cable,



Kevin Hamaker, NBT Liaison -816-985-6109

Dudley Leonard, Attorney
& Linville Management
Donated the \$25 Gift Cards



Rabies
Tag

ALL dogs and cats **MUST** have current
Rabies Vaccination and KC License
documentation on file in the office.

Please bring these in EVERY time
you have your pets vaccinated.



KC License

Do you know someone looking for an awesome place to live?

The referral to NBT bonus is \$150. Tell everyone you know about your cooperative and get money in your pocket. Bonus will be paid upon referral's move in. Our Current Move-In Special:

1st month Carrying Charge is FREE.



Maintenance News

Thank You Still Contractors



The streets scheduled for repaving have been rescheduled for the first week of October. Notices will be placed on your door. Sorry for the inconvenience.

Winter Reminders:

*Outside faucets should be turned off at the first frost.
If you need help please call the office for a work ticket.*

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.



**PLEASE WATCH OUT
FOR CHILDREN
TRICK-OR-TREATING
ON HALLOWEEN NIGHT.**

Senior Luncheon

Wednesday October 17, 2012 11:30 a.m.

3rd Wednesday

Lunch is Provided

Please RSVP - Dorothy 453-8174

If no answer Please Leave a message as we
need an accurate head count. Thank You!

**November's Senior Luncheon will be
held 11/14/2012, the 2nd Wednesday
due to the Thanksgiving Holiday.**

NBT Real Deals

FREE CONSOLE TV—YOU HAUL OFF—CALL SHERRI 454-2500

Diane Schumacher, Avon Representative

4943 NE 37th St.

(816) 453-3324 (Home)

(816) 507-7299 (Cell)

Email: ladyschu@kc.rr.com

Web Site: www.youravon.com/dschumacher

New Avon Booklets in NBT office every 2 weeks

Scentsy Wickless Candles

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Safer than regular candles

Call Marion 453-0968

or see my website:

www.marionsflamelesscandles.scentsy.us

**Sewing/
Mending
Member of
NBT can sew
or mend your
items. Will
also darn
holes in socks
or do personal
ironing. No
Job too small.
Call: Jewlie
816-206-7364**

NBT Member Picture Special

**\$100 Will get a 20 page proof book, 1— 8x10, 30 4x6's,
1 picture cd & the rights to all of the pictures on the cd.**

**Get your family, newborn or senior pictures now to
send out in your holiday cards.**

Call: J. Ladd Photography for details 816-803-0316



October 2012

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Carrying Charges Due	2	3	4	5	6
7	8	9 Board Meeting 7 pm	10	11 Late Fees Applied	12	13
14	15	16	17 Senior Luncheon 11:30-? 	18	19	20
21	22 Attorney Referrals	23	24	25	26	27
28	29	30	31  Happy Halloween	PLEASE WATCH OUT FOR CHILDREN TRICK-OR-TREATING ON HALLOWEEN NIGHT.		