



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

The Brightoneer

September 2010

In This Issue:

August Board Mtg Min	Page 2	Note from Board Pres.	Page 7
August Board Mtg Min	Page 3	Additional Info	Page 8
Special Mtg Min	Page 4	Carrying Charges	Page 9
Special Mtg Min Cont.	Page 5	Office News	Page 10
Thank you	Page 6	Maintenance Reminders	Page 11
September Calendar	Page 12		

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

Check out our new Website:

www.northbrighton.com

North Brighton Townhouses, Inc.
August 10, 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 Irey, 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.

Open Session

Twenty-five residents 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 July 13 board meeting were approved.

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

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

Elizabeth gave the office report. Twenty recertification notices have been mailed. There have been six move-ins. Eight memberships have been sold; six have been approved and a one-bedroom rental has been approved.

There are 17 units for sale.

Les gave the maintenance report. In July, 170 work orders were completed. Concrete work has started.

Betty opened the floor to member concerns. Security response time and debris left by concrete contractors were discussed.

Dudley reviewed all the revisions to the bylaws and fielded questions about why the changes were made. Members were reminded to attend the meeting at 2 p.m. on Sunday, Aug. 15, to vote on the new bylaws. Door prizes will be awarded.

Mary Barth won the \$25 gas gift card.

The open session ended at 8:35 p.m.

Closed Session

Les said Time Warner has informed him the company could make all units cable-ready when the shingles are off and before new siding is installed.

The board reviewed the wish list of improvements according to surveys completed by members and placed on a priority list the mansard shingles, siding, getting the property cable-ready, removing the arches and replacing them with awnings, new porch lights, address plaques, new mailboxes, insulation around living room windows, solid-core doors in the front and back, ball shut-off valves on water mains to every unit, playgrounds, landscaping, kitchen floors, hallway outlets, bathroom vanities, light bars and medicine cabinets.

Elizabeth was asked to frame and post the board member code of ethics and the board of directors signature page.

The meeting was adjourned at 11 p.m.

North Brighton Townhouses, Inc.

August 15, 2010

Special Meeting

Betty Maltbia, president, welcomed those present at 2:05 p.m. in the auditorium of Eastgate Middle School and announced that 124 members were present in person or by proxy. Also attending were Sheila Johnson, first vice president; Ann Halsey, second vice president; Selma Irey, secretary; Mike Crippen, treasurer; Shanna Tait, assistant office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Betty announced that at least 185 memberships must be represented to vote on the bylaws. At 2:20 p.m., Dudley began a review of the bylaws by comparing the old bylaws with the revisions in the new bylaws. He explained that changes were necessary to update bylaws written more than 40 years ago and to eliminate references to FHA that are no longer applicable to the cooperative now that the mortgage has been paid off.

The old and new bylaws were shown on a projector screen and members were given copies when they signed in. Dudley fielded questions and completed a review of the bylaws at 3:10 p.m.

Betty announced that 151 members were present in person or by proxy and that this was not enough for a vote. Door prizes were drawn. Prizes and the winners follow:

A month's free carrying charges:

1. Bambi Stoner
5053 N.E. 37th
2. Selma Irey
5179 N.E. 37th

\$100 gift card from North Brighton

Donna Chapman
4943 N.E. 37th

\$75 gift card from North Brighton

Donna Minter
5128 N.E. 37th

\$50 gift card from North Brighton

Connie Kanatzar
4975 N.E. 37th

\$25 gift card from North Brighton

Carol Cox
5201 N.E. 37th

\$50 American Express gift card from
Linville Management Services, Inc.

Richard Martin
4981 N.E. 37th

Pillow pig from Susan Bacon Enterprises, Inc.

Donna Travis
5112 N.E. 36th

Spa package gift set from Dudley Leonard

Marzna Lapcu
5152 N.E. 37th

\$25 Lowe's gift card from Still Contractors, Inc.

Anthony Pinkerman
5106 N.E. 36th

\$25 Applebee's gift card from Still Contractors, Inc.

Iwona Machauf
4911 N.E. 37th

\$25 Visa gift card from Buy D BoGam Music, Inc.

Mike Murray
4935 N.E. 37th

\$50 Mastercard gift card from Bristol Capital Group

Irene Anderson
4927 N.E. 37th

\$25 Visa gift card from Real Page (software vendor)

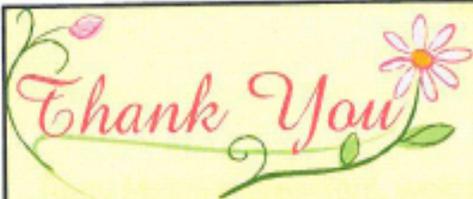
Sharon Carroll
4937 N.E. 37th

\$50 Target gift card from Darel D. Kyle, CPA

Karen Thompson
5309 N.E. 36th

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,
Su Bacon
Recording secretary



Merci

THANK YOU!!

To all members for taking time out of their day and attending the Special Meeting that was held in August.

We unfortunately did not have enough members present to vote...more information on another meeting will be coming soon!



Notes From The Board President

One share, one vote is the beauty of a cooperative.

After the original mortgages were paid off most members voiced they wanted North Brighton to remain a co-op. Not some, but all members need to take the time and responsibility to participate in important steps to keep North Brighton a competitive, affordable housing community it is intended to be. At the recent meeting to pass the revised By-Laws, only 151 dedicated members showed up. Unfortunately the needed majority of the entire membership under the current By-Laws was a positive vote of at least 185 members to pass the updated By-Laws. Without at least 185 of the membership present at the meeting; no vote could be taken.

The unifying factor for any organization is its vision. For North Brighton that vision is affordable housing and ownership. The more people you have engaged in an endeavor from as many different backgrounds and points of view as you can possibly muster, the more vital North Brighton becomes. That's what makes each and every member/ shareholder so very valuable. I truly hope that the low turn-out is not telling your neighbors, the board, staff, and management you feel you have no say in these matters; like a renter, who has no say in the decisions of the owners.

NOTE: Language interpreters and hearing impaired services are available to members for meetings upon request.

I would like to know if there are reasons you feel that your participation is not meaningful. Please send an email to The President at nbt.manager@sbcglobal.net. I would especially like to know if there are barriers that are keeping you from participating.

The results will be published in future sections of "Notes from the President."

An article in a recent Wall Street Journal stated that sales of previously owned homes fell 27.2% from June and the National Association of Realtors said this is the lowest level since the industry group started its tally in 1999. The home-buyer tax credit is gone; high unemployment and meager wages are making consumers reluctant to make major purchases like a home. North Brighton (as a co-op) will benefit from this turn in the industry. The current situation of the economy makes North Brighton an even **more attractive alternative** for consumers. Consumers are looking for affordable housing where they could possibly still thrive on one good or with two meager incomes. That is another reason why it is important to renovate North Brighton to attract new members to reach and sustain 100% capacity.

It's all about you.

Superstar treatment with get-gorgeous know-how. Share-worthy secrets that are simply divine. Laugh-out-loud friendships that last a lifetime. Feel-good beauty that really makes a difference. Exercise the right to make beauty all your own. Ask me how I can help.

Rhonda Chamberlain ‡
Independent Beauty Consultant ‡
rchamberlain@marykay.com‡
H (816) 455-0729 C (816) 838-2667‡

Join me for Fun, Food and FREE facials! North Brighton Townhouses Clubhouse Friday, September 17th, 2010 at 10:00am, 1:00pm, 4:00pm or 7:00pm or Saturday, September 18th, 2010 at 10:00am, 1:00pm, 4:00pm or 7:00pm

As classes fill fast, call me and let me know which class you plan to attend. Available for women 18 years old and older. Bring a friend and receive a gift. We will have door prizes and lots of fun and pampering.

For Sale

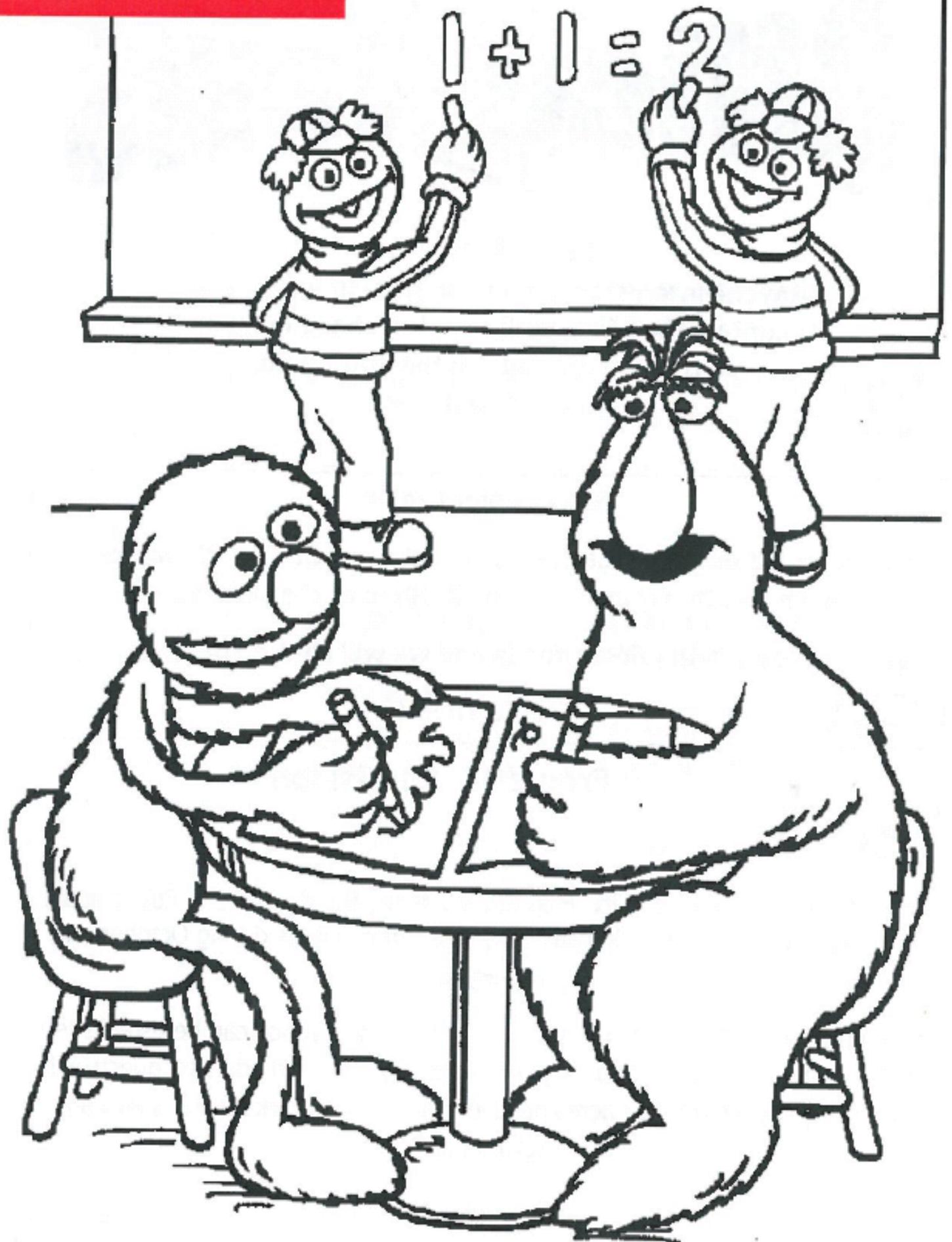
2008 KIA RIO 5

Mileage 3100

Still under factory Warranty

(816) 452-4682 — Carol





Office NEWS



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 Brightoneer



N.B.T Senior Ladies

NBT senior ladies will be gathering together on the 3rd Wednesday of each month. From 11:30am—2:00pm at the clubhouse.

Please bring finger foods and we will chat & snack!



See Ya There!

Kansas City
ZOO

Free ZOO Admission

As a thank you to Kansas City, Missouri residents, the Kansas City Zoo is again offering free admission to Kansas City, Missouri residents during October and November.

With only photo identification and proof of residency, which can be established with a utility or other bill depicting a Kansas City, Missouri address, guests will get to experience the 202 acres nestled inside Swope Park's lush valleys and rolling hills.



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!

Pet Reminder

Please remember that per **The Rules We Live By; Section 6.5** Regulations states: Of the Kansas City, Missouri laws, the **LEASHING** of ALL dogs outside of a fenced yard and the **DAILY** removal of animal feces anyplace in the cooperative will be strictly enforced with the help of Animal Control of Kansas City, Missouri; when needed. Feces to be considered **PROPERLY** removed must be placed in a sealed or tied container impervious to moisture and odor before being placed in a trash gondola.

September

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
			Carrying Charges Due!			
5	6 LABOR DAY Office Closed	7	8	9	10	11 Late Fees Applied
12	13	14 Board Meeting @ 7pm	15 N.B.T Senior Luncheon 11:30—2pm	16	17	18
19	20	21	22	23 1st Day of Autumn Attorney	24	25
26	27	28	29	30		