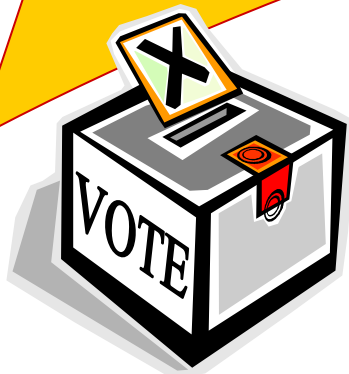


September 2012 **The Brightonce R**

Save The Date

**By-Laws Picnic
Saturday
September 8, 2012
More Details Inside**



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

Gloria West

Gloria was nominated by Mona Jarman. Mona wrote that she needed to have an outpatient procedure at NKC Hospital and Gloria was kind enough to take her to the hospital and stay until the procedure was over and brought her home.

The Board of Directors will recognize Gloria at the board meeting on the 11th of September at 7:00 pm.

As a recipient of the Good Neighbor Award, Gloria 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 all of us.

Good Neighbor Nomination forms are available in the office.



Shirley Summit Augusts' Good Neighbor Winner

Pictured with Dorothy Olson Board 2nd Vice-President

Renovation Progress Report

The exterior work has been completed on 25 buildings and 4 buildings are in various stages of the exterior work. The interior work has been completed on 30 buildings. Concrete replacement will begin soon. Renovation is complete on the playground equipment. There has been a littering issue at the playground sites. Please dispose of all trash properly. Let's all work together to keep North Brighton Townhouses Beautiful.

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

1. A walk through 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 through 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 through, 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.

North Brighton Townhouses, Inc.

Board Meeting Minutes

August 14, 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 Irey, 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 discussed the bylaws picnic scheduled for September 8. A majority is needed to pass the revised bylaws. The board voted to award three months of free carrying charges as an incentive to boost attendance with the stipulations that the winner of the drawing must be present to win and a majority must be present by person or in proxy. Tickets will be color-coded: red for members present and blue for proxies.

Open Session

Twenty-two residents signed in for the open session. Terry welcomed them and called the meeting to order at 7:20 p.m.

Minutes of the July 10 and August 7 board meetings were approved.

Shirley Summit of 5043 N.E. 37th was recognized as the Good Neighbor of the Month for August.

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

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

Elizabeth gave the office report. Forty-six recertification notices have been mailed. There have been 32 defaults, four attorney referrals, 54 exterminations and six move-ins.

Sixteen units are available: nine one-bedroom units, six two-bedroom units and one three-bedroom unit.

Les gave the maintenance report. All air conditioning condensers have been cleaned. Exteriors on 22 buildings have been completed and interiors on 28 buildings. Concrete tear-out and replacement are almost completed and foundation repairs are under way.

Terry opened the floor to member comments.

Margo Stotts won the \$25 gas gift card.

The open session ended at 8:30 p.m.

Closed Session

The board discussed other comments made during the open session. Les said some of the issues raised had already been resolved.

Melva said she will bring up the concern about nails left on the ground and in the parking lots by the construction crew at the draw meeting.

Les showed photos of a slippery slide that was installed 45 years ago. The board approved the removal of the slide.

Dudley reviewed the attorney status report.

The board reviewed three bids for tents and set-up for the picnic.

Les will determine the best location for the tent. Shuttle service will be offered to members who need rides to the picnic.

Linville Management and Dudley both donated \$100 each for gas gift cards; eight \$25 cards will be purchased. Five \$10 off any work ticket prizes also will be awarded.

The meeting was adjourned at 10:45 p.m.

**Next Board Meeting
September 11, 2012
Doors Open at 7:00 p.m.**

BY-LAWS PICNIC

Date: Saturday, September 8th

Member Registration: 11:00—Noon

Meeting Starts at Noon

Location: In Front of NBT Clubhouse

Tell your neighbors to come or

**Please complete your proxy and give
it to your neighbor to bring!**

.....

**All NBT Residents are invited to the
picnic. There is only 1 vote per co-op
member and 1 entry into the prize
drawing per co-op household. Must
be present to win.**

**If you have any questions
or need a ride contact the
office (816) 454-2500**

See page 10 for more information about the By-Laws



We Need You 190 Members At The By-Laws Picnic

Parking will be limited so walk or call the office for a ride.

Agenda

Registration 11:00 to Noon

Meeting Begins at Noon

Picnic Lunch will be served after the meeting ends. Drawings for prizes, will begin shortly after all members have gone through the food line.

You must be present to win.

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Grand Prize - 3 Month's Carrying Charges

GRAND PRIZE AWARDED ONLY IF THERE IS A MAJORITY* IN ATTENDANCE. (190 Members)

Additional Prizes - \$25 Gift Card (14 Awarded)

\$10 Certificate toward any work order (5 Awarded)

****We Must Have at least 190 Members Present****

Maintenance News

From The Board Minutes: Please Read

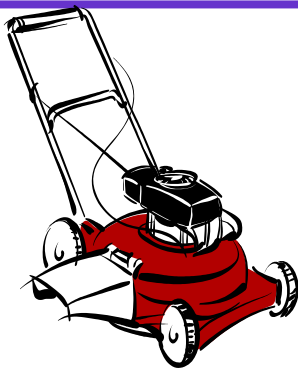
The board voted unanimously to assess a \$50 fee for repair service by maintenance on holes of any kind made in the new siding, soffit or shingles by members.

PLEASE NOTE:

Several Grass Fires

Have been set throughout the property.
Call 911 if you see a grass fire
or if you see anyone trying to start one.

NBT Mowers list: call Roger, Selma or Bricen.



NBT Lawn Mowers

Roger—816-500-2796

Selma—816-756-7325

Her Grandkids will mow with adult supervision.

Bricen—816-500-4339

Mows on weekends.



(Please leave a message if no answer)

Office News

If you call in a maintenance request and maintenance does not respond within 24 hours please call again. Our goal is to address every maintenance issue as promptly as possible. If you leave a message on the answering machine in the office please speak clearly and state your name and your address along with your maintenance request. Please be as specific as possible.

For those of you who are unaware: North Brighton Townhouses has purchased the building located on the west side of the property (the Model unit). This building's exterior will be renovated to NBT's standards.

From the *Rules We Live By* Section 2.2 Complaints

A. All complaints concerning any violations of these rules must be in writing, signed and submitted to the on-site manager by an adult member in good standing. The complaint process is as follows:

B. After a letter of complaint is received by the on-site manager, a letter is sent to the person the complaint is against.

C. If the problem is not solved, the person receives a second, more severe letter or;

D. A Grievance hearing is held and if the person is found in default, they are given a specific amount of time to cure the problem.

If the person continues to break the rules, it could lead to their eviction.

Please Note: All letters are written stating an anonymous complaint has been filed. The second letter is sent only if a second complaint is filed stating that the problem persists. The procedure only works with your input. The grievance hearing is face to face and it is a method to resolve the issue once and for all. If you are called to a grievance hearing and you do not appear, the person being complained about has the opportunity to argue that your complaint is not valid and that they are not doing what you are saying. If you do appear the board will hear your input, the input of the other person and the Board will decide the next step. These procedures do require some time, your patience is appreciated.

Your most important document – The Bylaws

Your most important document – The Bylaws

The bylaws define how the cooperative will be governed and are the defining document as to how it will operate. This document serves to protect the members and specifies how the basic functions of the cooperative will be carried out.

Bylaws usually contain, but are not limited to the following elements:

Purpose of the cooperative; membership; defines annual meetings and special meetings; transfer value; election procedures; the number of directors; director's terms of office; director's powers, privileges, duties, and restrictions; appointment and removal of board members; meeting requirements, voting procedures; how amendments can be made; and auditing and financial requirements. Every member should read and understand their bylaws to make sure they understand how the cooperative is governed and how it affects them as a member.

Remember, the Board of Director's primary duties are to provide governance and oversight. (1) Your board exercises continuous authority over the administration of the cooperative on behalf of the membership; (2) your board directs the making and administration of policy affecting cooperative management; and (3) your board directs the actions and conduct of cooperative operations on the behalf of the membership.

Forty years ago North Brighton Townhouses, Inc. was formed with a loan from HUD and equity from its original members. It received its legal right to exist from the State of Missouri, in which it was chartered and its bylaws were established. These same bylaws have governed this corporation successfully for 40 years, while complying with HUD policies and regulations. Now North Brighton is moving into a new and exciting future with the pay-off of all our mortgages.

The proposed bylaw change deletes the language in the bylaws relating to HUD loan policies and regulations and updates current communication standards. North Brighton will retain all Fair Housing Laws and Regulations, and some of the operating standards set by HUD to continue to be a solvent corporation.

Your vote is the power that will move North Brighton Townhouses, Inc. into a new and brighter future while remaining an affordable housing cooperative for all its members.

SENIOR LUNCHEON

**WEDNESDAY SEPTEMBER 19TH 11:30 AM
(3RD WEDNESDAY)
LUNCH IS PROVIDED
PLEASE RSVP TO DOROTHY 453-8174**

Sewing/Mending

**Member of NBT can sew or mend your items. Will
also darn holes in socks. No Job too small.**

Call: 816-206-7364

**Diane Schumacher,
Avon Representative
4943 NE 37th St,
(816) 453-3324
(Home) (816) 507-
7299 (Cell)**

**Email:
ladyschu@kc.rr.com**

**Web:
[www.youravon.com/
dschumacher](http://www.youravon.com/dschumacher)**

**FYI: Did you know that
Skin-so-Soft not only
prevents bug bites it
will kill lice... Schools
In... I have a supply
in stock now.**

**Scentsy
Wickless
Candles
Wickless,
Flameless and
Smokeless
Safer than
regular candles
Call Marion
453-0968 or
see my
website:
[www.marionsflamelesscandles
.scentsy.us](http://www.marionsflamelesscandles.scentsy.us)**

**NBT Picture
Special
\$100 Total
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
pictures now to
send out in your
holiday cards.
Call: J. Ladd
Photography
816-803-0316**



September 2012



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 Carrying Charges Due
2	3 <i>Labor Day Office & Maint. Closed</i>	4	5	6	7	8 By-Laws Picnic 11:00
9	10	11 Board Meeting 7 pm Late Fees Applied	12	13	14	15
16	17	18	19 Senior Luncheon 11:30-?	20	21 Attorney Referrals	22
23	24	25	26	27	28	29
30	BY-LAWS PICNIC SEPT. 8, AT 11:00 A.M. IN FRONT OF THE OFFICE/CLUBHOUSE					