

COVID-19

April 2021

The Brightoneer



The Board of Directors have
cancelled the
Clubhouse rentals, & Senior
Lunch for April.



Thank you for attending the
Annual Meeting!

Please Welcome your new
Board Members:

Louis Oelklaus & Heather Tharp

North Brighton Townhouses, Inc.

5057 N.E 37th Street KC, MO 64117

Office Phone: 816-454-2500

Maintenance Emergency: 913-894-3456

Security Number: 816-436-0401

Non-Emergency Police: 816-413-3400

Website: www.northbrighton.com

Annual Meeting 2021



Congrats to our Annual Meeting Winners!

Pat Medley - Free Month of Carrying Charges!

Abdifatah Osman - \$50.00 Cash!

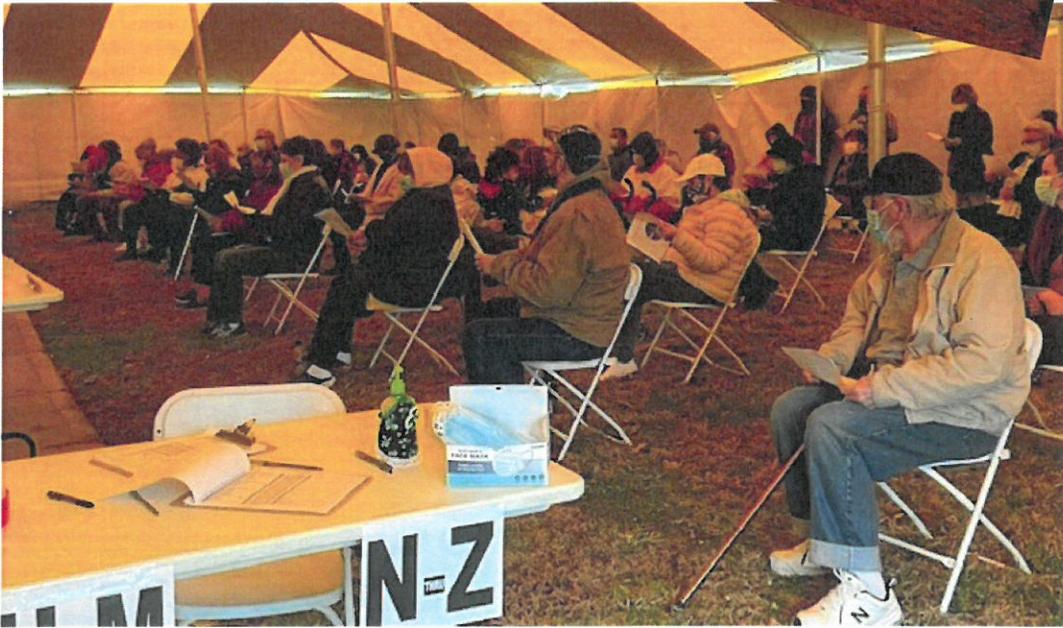
Kelley Best - \$50.00 Cash!

Stephen Stotts - \$25.00 Gas Card!





Thank you
for attending!



North Brighton Townhouses, Inc.

**March 14, 2021
Annual Meeting**

**NEWSLETTER
MINUTES**

Board members present: Selma Irey, president; Mike Crippen, treasurer; Sheila Johnson, first vice president; Willia Bailey, second vice president; and Louis Oelklaus, secretary

Staff members present: Elizabeth Tharp, on-site manager; Tonilynn Shoff, assistant manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent; and Kyle Thompson, maintenance technician

Also attending: Mike Lauer, regional manager for Tailor Made Property Services; and Brad Constance, cooperative attorney

Selma Irey, president, welcomed members and confirmed with Elizabeth Tharp that a quorum had been met. Eighty-nine members were present in person or by proxy.

Selma called the meeting to order at 2:09 p.m.

Selma referred to the February 17, 2021, letter about the annual meeting and election mailed to all member households as proof of notice.

Minutes of the March 8, 2020, annual meeting were approved.

Elizabeth gave the office report. In 2020, there were 28 move-outs, 27 move-ins and four transfers. Fifteen move-ins were member referrals.

Currently, three memberships are for sale: three one-bedroom units.

Due to COVID, senior lunches, open sessions, clubhouse rentals and Santa visits were cancelled.

Les gave the maintenance report. In 2020, 1,600 work orders and 28 rehabs were completed. Six roofs were replaced and major repairs were made on sewer and water lines.

COVID has made it harder to get supplies and appliances and increased the cost.

Mike gave the managing agent's report. He reviewed handouts distributed earlier that show the breakdown of how carrying charges are spent; assets of \$14,592,297; and reserves of \$3,057,398.

Selma announced that there were two three-year positions open on the board. Candidates are Heather Tharp and Louis Oelklaus.

Selma acknowledged Mike Crippen's many years of service on the board of directors.

Selma asked for nominations from the floor. Betty Maltbia nominated Maelynn Shelton. She accepted the nomination.

Karen Thompson nominated Betty Maltbia. She accepted the nomination.

The candidates then addressed the members.

Volunteering to serve as inspectors of election were Debby McCurley, Kelley Best and Kevin Johnson.

Roll was called and ballots distributed. Brad and the election inspectors left to count ballots.

Scott Watkins was recognized as the Good Neighbor of the Month for March.

Brad and the inspectors returned at 3:20 p.m. Louis Oelklaus won 57 votes; Heather Tharp, 44; Maelynn Shelton, 38; and Betty Maltbia, 32.

Louis and Heather will fill the three-year terms.

Door prizes were drawn. Pat Medley won a month's free carrying charges. Kelley Best and Abdifatah Osman won \$50 cash prizes each. Stephen Stotts won a \$25 gift card.

The annual meeting ended at 3:10 p.m.

Office News



If you need to visit the office, Please make an appointment in advance.

Office Entry Procedure:

- * Please use Intercom to communicate
- * Limit 2 person at a time
- * Must maintain social distancing, and face covering required

If you, or anyone in your home, or anyone who has been to your home has been exposed or had COVID-19, please contact the office as soon as possible.

Classifieds



Village Auto Sales, LLC
Villageautosaleskc.com

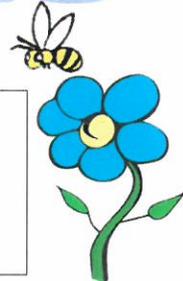
Arlin Garcia
Bilingual Sales
(816) 359-1714
villageautosaleskc2@gmail.com

Office: (913) 962-1509
Fax: (913) 808-5059
6631 Nieman Rd. Shawnee, KS 66203

Minor Sewing

Hemming, buttons, scout patches, darning socks, & ironing.

Call Jewlie: (816) 206-7364



Side Work:

Greg 816-521-9980

If you have any side work you would like done, please let me know. Please call and leave a voicemail with your name, address & phone number along with the type of work needed.

**Calls will not be answered during business hours but will be returned as soon as possible.

Maintenance Reminders

Things to know:

◇ Dumpsters & Trash

- Trash is to go into the dumpster, not on top of it or on the ground beside it. Overage charges are assessed when trash is not put in the dumpster, that charge is \$115 per dump, per dumpster. Please keep in mind that this cost effects your carrying charges each year.

◇ Water usage:

- Water is shared between units, the outside water is for watering your plants, grass, etc. Please be cautious of letting water run, as this cost effects your carrying charges each year.
For example: washing your car off the property, at a car wash.

◇ Spring Clean-Up:

- It's that time again, to start cleaning up the complex and making it look good. Spring Clean-Up is here. Maintenance will be starting to tagging yards

Spring Cleaning Pg 10.



It's mowing season!

If you are interested in being a mower in the Brightoneer, you will need to submit a written request to the office. Please include your name and phone number.

Spring Clean Up!

It is time to start cleaning up our complex.

The following is a list of items to look for:



- 1) Area around the AC units should be kept clear.
- 2) All bikes and toys should be stored in the back yard when not in use.
- 3) There should be no tires, appliances, car parts, boxes, lumber, ladders or bags of trash in the front or back yards of the units.
- 4) Flower beds in the front and back of the units should be cleaned up.
- 5) Please remove any flowers or plants that you do not want mowed down. Please make sure there is a visible border around those items. (A border does not include sticks or rocks)
- 6) Please clear all dead plants off your fences and fences need to be in good repair.
- 7) All yards are to be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) The office has free grass seed.

Let's all contribute to do our part to clean up the Co-op and make it more attractive for everyone. If you have any questions please contact the office.







April



2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 <u>Carrying Charges Due</u> April Fool's Day	2	3
4 	5	6	7 SOS Pest	8	9	10
11 <u>Late fee's Applied</u>	12	13 BOD Mtg Closed	14	15 No Senior Lunch	16	17
18	19	20 Bed Bug Insp.	21 <u>Attorney Referral</u> SOS Pest	22	23	24
25	26	27	28	29	30	