

**University Park Subdivision
 Monthly Meeting
 Episcopal Church of the Holy Communion
 Jun 18, 2024**

6pm - Call to Order

Roll Call.

All trustees present

Approval of Agenda. Approved previously by consensus.

Approval of Minutes. Approved previously by consensus.

Presentation of Reports

- **Financial.**
 - Resident question: Are the bulbs that we pay utilities for been changed to LED lights?
 - Kellie has changed two of them to LED
 - Resident question: Is the utility bill too high for just a few light bulbs?
 - Mike will look into that
 - Resident question: For assessments past due at what point are liens issued?
 - So far no liens have been issued
 - Residents asking if that can be done as an intermediate step before going to court
 - Mike will look into this
 - Discussion of difficulties of getting correct mailing addresses for building owners
 - Resident question: Has the welcome letter been started by DNI?
 - Yes
 - Assessment mailings: used to have University Park branded envelopes but have run out
 - Resident question: what interest rate do we have on our savings account?
 - 4 or 5%

Month Ending	31 May 2024	
% Year Complete	42%	
BOM Assets (Cash in Bank)	\$439,279	
Income this Month	\$13,978	86% of 2024 Assessments collected
Expenses this Month		
Admin	\$(718)	DNI (Accountant firm)
Utilities	\$(46)	Lights on gates and garage
Trees	\$(144)	
Streets & Sidewalks	\$0	
Grounds	\$(357)	
Snow	\$(3,941)	
Insurance/Taxes		
TOTAL Expenses	\$(5,206)	
Cash Flow this Month	\$8,772	
EOM Total Assets (Cash in Bank)	\$448,051	
Total Delinquent Assessments + Fees (>90 days past due)	\$211,233	Down \$12,572 from last month CORRECTION: \$5,193 is from Driveways

- **Trees/Forest Management**

- Spring Maintenance ongoing
- U City Forestry also working on Mooney Park, etc
- Find "the list" on the website under Trees
- Resident question: Who is responsible for picking up limbs from curb?
 - U City Yard Waste: All brush must be tied in bundles no larger than 4' by 2' wide, with branches no thicker than 3 inches in diameter
 - For larger, contact trustees
 - Occasionally for big storms the city will do a special cleanup
- Resident question: when is the next tree planting session?
 - In the spring, sapling requests will be accepted in the fall
- Resident question: Are the new trees being selected to minimize sidewalk destruction?
 - Yes, saplings are species with downward root growth instead of spread
- Budget:

Budget	\$74,214
YTD (as of 15 May) spent	\$15,515
Scheduled (Maintenance)	\$35,157
Unscheduled (Owner Requests)	<u>\$ 4,571</u>
Total Spring	\$39,728
TOTAL (Spring + YTD)	\$55,243
<i>Contingency Remaining</i>	<i>\$18,971</i>

- **Capital Improvements.**

- ❖ **Streets.** Project planning for the 2024 project is ongoing. Field visit to discuss scope of work was completed on 11 June. See the [Capital Improvement plan](#) on the website for additional information. H&S contracted for 2024 project design and management. Contract cost: \$16,500. Ford Asphalt contracted for the 2024 street project. Contract cost: \$273,000. Next step: receive project plans. Expect work to be completed by early September (hopefully sooner!)
- ❖ **Sidewalks.** H&S contracted to conduct a subdivision-wide assessment and improvement plan for sidewalks. The final report will be similar to the street assessments completed in 2015 and 2022. Contract cost: \$14,000. Assessment date TBD.

Q&A.

- Resident question: Is street sealing currently happening?
 - Part of capital project but none is currently scheduled, quite a bit scheduled for next year
 - Street sealing is a top coat to extend life
- Resident question: Why are there such discrepancies between the 2015 assessment and the 2022 assessment?
 - Dan will follow up with what the specific criteria are for rating the streets
 - Please email in questions that can be asked directly of H&S for a follow up FAQ
- Resident question: Can we use U City engineering dept to help?
 - The plans have been shared with the Director of Public Works
- Resident question: Can we collaborate with University Heights and University Hills with what contractors they use?
 - They are not on the same time-table we are

- Hills uses pea gravel, more expensive and cannot be snow plowed (only salted)
- Resident question: Is the H&S estimates of construction costs too high in comparison with federal inflation rate?
 - Rolling 5 year plan is adjustable, would rather have the estimates too high than too low (to deal with contingencies), re-assess each fall to respond appropriately
- Resident question: In Clayton, there are granite curbs, is that something we can do?
 - Done in the 1990s when construction was cheaper
- Resident question: Can we look into new signage?
 - New business to be tabled to next meeting when budget “dust” has settled
- Resident question: Should we update the indenture about assessment rates?
 - Will need approximately 600 resident signatures, will need to be its own project
- Resident question: Do the residents on Delmar and Pennsylvania pay the assessment?
 - They pay the regular assessment but not the special assessment
- Resident question: Will we re-start doing the newsletter?
 - Plan to send with assessment letter, would like to have it done and ready to print by December 1
 - Several residents volunteered to write and proof
- Resident question: How many emails are on the MailChimp listserv?
 - About 200
- Resident question: Can we put the 2003 Street Repair Rankings back on the website?
 - Yes

Unfinished Business. N/A

New Business.

- Potholes - Summer Patching - date TBD, expect late June/early July
- Survey Project - 7100 Stanford and 7100 Amherst
 - Requested proposal for drainage survey.
- Assessment raise
 - Last year’s increase in the special assessment was announced as Part 1 of a 2-part increase. The amount of Part 2 has not been decided yet.
 - Lot owners have opportunities to discuss with Trustees for several months this summer
 - Residents asked for a statement on website and in communications addressing:
 - What was last year’s specific number
 - What are options for part two to continue paying for streets, sidewalks, curbs and gutters
- Monthly meetings thru end of 2024
 - Saturday listening sessions are 2 hour blocks for residents to stop by and meet the Trustees or ask questions. There will be no formal meeting but updated report handouts will be available.

20 Jul	3rd Sat	9-11am	Lewis Park (Listening Session)
20 Aug	3rd Tue	6-7pm	U City Library Auditorium
17 Sep	3rd Tue	6-7pm	U City Library Auditorium
19 Oct	3rd Sat	3-5pm	Mooney Park (Listening Session)
19 Nov	3rd Tue	6-7pm	Holy Communion Church
Dec	No scheduled meeting		

Trustee Comments. None.

Adjournment. The meeting was adjourned at 7:04pm