

**University Park Subdivision
 Monthly Meeting
 Lewis Park
 Jul 20, 2024**

The July 2024 monthly meeting format was a “Saturday in the Park” Listening Session. Trustees were present in Lewis Park from 9-11am to meet with lot owners and residents. There was no formal agenda or presentation. The reports below were available as handouts in the park and are posted on the website under Meetings.

Listening Session Opened at 9am.

Roll Call. All trustees present

Approval of Agenda. N/A

Approval of Minutes. Approved previously by consensus.

Presentation of Reports

Financial.

Month Ending	30 June 2024
% Year Complete	50%
BOM Assets (Cash in Bank)	\$448,051
Income this Month	\$11,162
Expenses this Month	
Admin	\$(1,117)
Utilities	\$(47)
Trees	\$(2,000)
Streets & Sidewalks	–
Grounds	\$(462)
Snow	–
Insurance/Taxes	–
TOTAL Expenses	\$(3,626)
Cash Flow this Month	\$7,536
EOM Total Assets (Cash in Bank)	\$455,588

Delinquencies. As of 15 July (see list attached):

Balance (incl interest & fees)	Total	# accounts
<=\$1,000	\$48,759	97
\$1,001-\$3,000	\$55,442	31
\$3,001-\$5,000	\$44,909	12
>\$5,000	\$45,606	7
TOTAL	\$194,716	147

There are ~30 accounts in legal proceedings. Those owners will receive a summons shortly if they have not already. We are in the process of checking the lien status on the remaining accounts and filing liens against properties with unpaid assessments. The list of addresses with past due balances is attached.

Trees/Forest Management.

- Spring Maintenance ongoing
- Find ["the list"](#) on the website under Trees
- Sapling requests for planting next spring are due by 1 October. Complete the [Sapling Request](#) form which is also posted on the website under Trees. (If you have trouble accessing the form, please email us your request).
- Budget \$74,214
YTD (as of 30 Jun May) \$17,659 (24% spent)

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 September.
- **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.
- **Drainage.** Survey Project - 7100 Stanford and 7100 Amherst. Requested proposals. Trustees also met with representatives from St Louis County, U City Public Works, and U City Council to discuss actionable steps to improve stormwater management along Midland.

Unfinished Business.

- **Potholes.** Summer Patching. A second round of pothole patching was completed in early July. Total cost of pothole patching this year: \$5,790 (final invoice will be accounted for in July).
- **Assessment raise.**
 - Last year's increase in the special assessment was announced as Part 1 of a 2-part increase. Trustees are now considering Part 2.
 - Lot owners have opportunities to discuss with Trustees this summer and early fall.
 - The [Annual Meeting](#) slides contain financial analysis information and we are working on updating the options and analysis.

New Business.

- 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.

Listening Session Closed at 11am.

Delinquent Accounts

7024 Amherst		7200 Colgate		7133 Delmar		7014 Stanford
7025 Amherst		7216 Colgate		7165 Delmar		7015 Stanford
7034 Amherst		7223 Colgate		7255 Delmar		7023 Stanford
7036 Amherst		7241 Colgate		7261 Delmar		7102 Stanford
7041 Amherst		7251 Colgate		7321 Delmar		7122 Stanford
7043 Amherst		7254 Colgate		7337 Delmar		7129 Stanford
7044 Amherst		7300 Colgate		7369 Delmar		7137 Stanford
7045 Amherst		7301 Colgate				7150 Stanford
7054 Amherst		7334 Colgate		716 Pennsylvania		7245 Stanford
7058 Amherst		7358 Colgate		732 Pennsylvania		7249 Stanford
7107 Amherst				810 Pennsylvania		7271 Stanford
7111 Amherst		7045 Cornell		812 Pennsylvania		7314 Stanford
7121 Amherst		7107 Cornell		820 Pennsylvania		7322 Stanford
7123 Amherst		7140 Cornell		830 Pennsylvania		7323 Stanford
7130 Amherst		7219 Cornell		838 Pennsylvania		7326 Stanford
7135 Amherst		7224 Cornell		840 Pennsylvania		7336 Stanford
7136 Amherst		7259 Cornell		850 Pennsylvania		7354 Stanford
7145 Amherst		7270 Cornell		858 Pennsylvania		7360 Stanford
7156 Amherst		7347 Cornell				7369 Stanford
7207 Amherst		7364 Cornell		7101 Princeton		
7224 Amherst				7119 Princeton		7006 Tulane
7230 Amherst		7007 Dartmouth		7170 Princeton		7017 Tulane
7235 Amherst		7009 Dartmouth		7200 Princeton		7019 Tulane
7239 Amherst		7018 Dartmouth		7206 Princeton		7034 Tulane
7241 A Amherst		7019 Dartmouth		7238 Princeton		7036 Tulane
7242A Amherst		7030 Dartmouth		7255 Princeton		7037 Tulane
7246 Amherst		7035 Dartmouth		7256 Princeton		7040 Tulane
7248 Amherst		7039 Dartmouth		7281 Princeton		7108 Tulane
7339 Amherst		7040 Dartmouth		7312 Princeton		7129 Tulane
7354 Amherst		7044 Dartmouth		7321 Princeton		7140 Tulane
7369 Amherst		7048 Dartmouth		7348 Princeton		7141 Tulane
7371 Amherst		7056 Dartmouth		7366 Princeton		7145 Tulane
		7108 Dartmouth				7147 Tulane
7100 Cambridge		7110 Dartmouth				7150 Tulane
7123 Cambridge		7112 Dartmouth				7154 A Tulane
7174 Cambridge		7133 Dartmouth				7155 Tulane
7223 Cambridge		7137 Dartmouth				
		7139 Dartmouth				612 Vassar
		7140 Dartmouth				644 Vassar
		7141 Dartmouth				648 Vassar
		7142 Dartmouth				
		7147 Dartmouth				