

**University Park Subdivision
 Monthly Meeting
 University City Public Library
 Sep 17, 2024**

The September 2024 monthly meeting was held at the University City Public Library from 6-7pm. Agenda below. The proposed assessment raise of \$3/ft was discussed.

The reports below and the 2024 street construction plans are posted on the website.

Meeting Opened at 6pm.
Roll Call. All trustees present
Approval of Agenda.
Approval of Minutes. Approved previously by consensus.

Presentation of Reports

Financial.

Month Ending	31 August 2024
% Year Complete	67%
BOM Assets (Cash in Bank)	\$459,907
Income this Month	\$7,288
Expenses this Month	
Admin	\$(956)
Utilities	\$(29)
Trees	\$(36,154)
Streets & Sidewalks	\$(2,553)
Grounds	\$0
Snow	-
Insurance/Taxes	-
TOTAL Expenses	\$(39,692)
Cash Flow this Month	\$(32,404)
EOM Total Assets (Cash in Bank)	\$427,503

Admin costs include approx \$230 for signage at construction sites
 Next month will have the expenses for the road construction

Delinquencies. As of 12 Sep (see list attached):

Balance (incl interest & fees)	Total
<=\$1,000	\$39,239
\$1,001-\$3,000	\$43,873
\$3,001-\$5,000	\$33,237
>\$5,000	\$63,705
TOTAL	\$180,054

The total amount is down from \$194,716 in July. We continue to file liens against properties with unpaid assessments. The list of addresses with past due balances is attached.

This year's assessment bills will be sent in more identifiable envelopes

The Trustees do check against the delinquency list when someone emails in a maintenance request or complaint

Trees/Forest Management.

- Annual Maintenance continues. Ash and locusts plus seasonal (tasks that must be done prior to leaves falling).
 - We pay Droege per job (it is not a flat fee)
 - In October will plan for Spring/Summer 2025 priorities
 - In the Spring, arborist does a walk through to assess any new damage from Winter
 - Work with arborist to batch maintenance and reduce costs
 - To make the canopy “perfect” would be over \$200,000
- 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).
 - Each new sapling is about \$900 (including labor)
- Budget \$74,214
YTD (as of 31 Aug) \$54,135

Capital Improvements.

- **Streets.** 2024 street project ongoing. Estimated completion date 18 Sep.
 - Curbs and gutters in repaired sections were approved by Horner and Shiffren in the engineering plans
 - Please continue to submit problem areas to the trustees for awareness
 - Dan is working on a sideways assessment and is aiming to be done by November
- **Potholes.** Area at Colgate and Vanderbilt patched
 - Thanks to Dan for doing the patching

Unfinished Business.

- **Assessment raise.**
 - Last year’s increase in the special assessment was announced as Part 1 of a 2-part increase. Trustees will decide on Part 2 in October. Estimated Part 2 increase is \$3/ft which is an additional ~\$15/month for the average 60 ft lot.
 - Lot owners have opportunities to discuss with Trustees this summer and early fall.
 - Trustees had a tentative vote to approve \$3/ft raise. Further communications will be sent in the yearly bill
 - Residents will be able to pay in two installments to ease the pain of the cost increase

New Business.

- Dennis has tentatively volunteered to form a subcommittee to do “welcome wagon” services to welcome new neighbors and let them know about UP policies/responsibilities
- Kellie McCoy announced she discussed stepping down with the Trustees and they accepted her resignation on 13 Sep with an effective date of 1 Oct. Kellie’s transition plan includes:
 - 2024 street project completed - 3 years remain in current capital improvement plan
 - Draft 2025 budget
 - Meeting prep support through November

- Meeting with arborist to plan winter and early spring tree maintenance
- The plan for replacing Kellie will be announced after 1 Oct
- Mary made a suggestion of following the Heights model of having intern-like or advisory board members
- 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.

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.

Meeting Adjourned at 6:55pm.

Delinquent Accounts (as of 12 September):

7024 Amherst	7200 Colgate	7133 Delmar	7014 Stanford
7025 Amherst	7216 Colgate	7165 Delmar	7015 Stanford
7034 Amherst	7223 Colgate	7255 Delmar	7048 Stanford
	7241 Colgate	7261 Delmar	7102 Stanford
7041 Amherst	7251 Colgate	7321 Delmar	
	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		732 Pennsylvania	7249 Stanford
7107 Amherst		810 Pennsylvania	7271 Stanford
7111 Amherst		812 Pennsylvania	7314 Stanford
	7107 Cornell	820 Pennsylvania	7322 Stanford
7123 Amherst	7140 Cornell	830 Pennsylvania	7323 Stanford
7130 Amherst		838 Pennsylvania	7326 Stanford
7135 Amherst	7224 Cornell	840 Pennsylvania	
7136 Amherst	7259 Cornell	850 Pennsylvania	7354 Stanford
7145 Amherst	7270 Cornell	858 Pennsylvania	7360 Stanford
7156 Amherst	7347 Cornell		7369 Stanford
7207 Amherst		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			7036 Tulane
7242A Amherst	7030 Dartmouth		7255 Princeton	7037 Tulane
7246 Amherst	7035 Dartmouth			7040 Tulane
7248 Amherst	7039 Dartmouth		7281 Princeton	7108 Tulane
7339 Amherst	7040 Dartmouth		7312 Princeton	7129 Tulane
7354 Amherst	7044 Dartmouth		7321 Princeton	
			7348 Princeton	7141 Tulane
7371 Amherst	7056 Dartmouth		7366 Princeton	7145 Tulane
				7147 Tulane
7100 Cambridge	7110 Dartmouth			7150 Tulane
7123 Cambridge				7154 A Tulane
7174 Cambridge	7133 Dartmouth			7155 Tulane
7223 Cambridge	7137 Dartmouth			
	7139 Dartmouth			
	7140 Dartmouth			644 Vassar
	7141 Dartmouth			648 Vassar
	7142 Dartmouth			
	7147 Dartmouth			