

**University Park Subdivision
 Monthly Meeting
 Episcopal Church of the Holy Communion
 Nov 19, 2024**

5:59pm - 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.

- This year's street repairs have been completed, total assets lower than previous month, as expected
- One group of tree maintenance in process right now, another group of trees in discussions
 - Depends on species of tree when maintenance can occur
- Resident question: Have we bid out the Droege maintenance list?
 - Answer: not yet, balancing price vs. quality of service
- We pay Droege for the inventory, so we "own" the list and we are able to bid out the actual work if desired
- Resident question: Price quoted for tree planting, have we done three bids for that?
 - Answer: No
 - Suggestion for looking at Hotte (STL County)

Month Ending	31 Oct 2024
% Year Complete	83%
BOM Assets (Cash in Bank)	\$430,635
Income this Month	\$4,269
Expenses this Month	
Admin	\$(669)
Utilities	\$(29)
Engineering Fees	(16,500)
Trees	\$(9,518)
Streets & Sidewalks	(254,103)
Grounds	\$(370)
Snow	–
Insurance/Taxes	–
TOTAL Expenses	\$(281,189)
Cash Flow this Month	\$(276,920)
EOM Total Assets (Cash in Bank)	\$153,715

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

- Mike is meeting with lawyer tomorrow

Balance (incl interest & fees)	Total	# accounts
<=\$1,000	\$33,875	72
\$1,001-\$3,000	\$49,820	28
\$3,001-\$5,000	\$41,346	11

>\$5,000	\$45,606	7
TOTAL	\$170,647	118

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.

- 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
- Issue with resident cutting down tree that belongs to subdivision, resolution pending
- Budget \$74,214
YTD (as of 30 Sep) \$64,903 (87% spent)

Capital Improvements.

- **Streets.** 2024 street project completed.
 - 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 sideway assessment and is aiming to be done by November
- **Sidewalks.** H&S contracted to conduct a subdivision-wide assessment and improvement plan for sidewalks. Tabled until 2025. Dan Davenport has completed a survey of approximately 25% of the sidewalks. Discuss possible temporary measures at potentially dangerous locations.

Unfinished Business.

- **Assessment raise.**
 - Last year’s increase in the special assessment was announced as Part 1 of a 2-part increase. The Trustees have decided to raise the special assessment rate for 2025 to \$11.25
 - The [Annual Meeting](#) slides contain financial analysis information and we are working on updating the options and analysis.

New Business.

- Formation of Block leaders or coordinators to assist in reporting issues and maintenance of common areas.
 - Committee/Advisory Board Ideas:
 - Tree maintenance
 - Communications
 - Finances and Fiduciary Responsibilities
 - Delinquency Tracking
 - Infrastructure Improvements
 - Historical and Archives
 - Island Maintenance
 - One committee per island to “adopt” them?
 - Send an email to residents
 - Have advice from U City in Bloom?
 - Volunteers
 - Jodi and Mary: Tree maintenance research
 - Email trustees@universityparksubdivision.com
 - Google form development?

- Resident question: Water utility work on Cambridge, are they going to repair and repave the whole stree?
 - Discussions ongoing
 - Have subdivision lawyer reach out to Missouri American Water?
- Resident question: potholes on Amherst and 7200 Princeton, need to address before winter weather
- Resident question: future idea to have signage to indicate subdivision (like Alta Dena)
- Upcoming monthly meetings. 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.

Dec	No scheduled meeting		
21 Jan 2025	3rd Tue	6-7pm	U City Library Auditorium
18 Feb 2025	3rd Tue	6-7pm	U City Library Auditorium

Trustee Comments. None.

Meeting adjourned at 7:03pm

Delinquent Accounts as of November 15

7246 Amherst	7347 Cornell	7255 Delmar	7281 Princeton	7369 Stanford
7339 Amherst	7007 Dartmouth	7261 Delmar	7312 Princeton	7006 Tulane
7354 Amherst	7009 Dartmouth	7321 Delmar	7321 Princeton	7017 Tulane
7371 Amherst	7018 Dartmouth	7337 Delmar	7348 Princeton	7019 Tulane
7100 Cambridge	7019 Dartmouth	7369 Delmar	7366 Princeton	7034 Tulane
7123 Cambridge	7030 Dartmouth	716 Pennsylvania	7014 Stanford	7036 Tulane
7200 Colgate	7035 Dartmouth	732 Pennsylvania	7015 Stanford	7040 Tulane
7216 Colgate	7039 Dartmouth	810 Pennsylvania	7102 Stanford	7044 Tulane
7223 Colgate	7040 Dartmouth	812 Pennsylvania	7129 Stanford	7051 Tulane
7241 Colgate	7044 Dartmouth	820 Pennsylvania	7137 Stanford	7108 Tulane
7251 Colgate	7056 Dartmouth	830 Pennsylvania	7150 Stanford	7129 Tulane
7254 Colgate	7110 Dartmouth	838 Pennsylvania	7245 Stanford	7141 Tulane
7300 Colgate	7133 Dartmouth	840 Pennsylvania	7249 Stanford	7145 Tulane
7301 Colgate	7137 Dartmouth	850 Pennsylvania	7271 Stanford	7147 Tulane
7334 Colgate	7140 Dartmouth	858 Pennsylvania	7314 Stanford	7154 Tulane
7107 Cornell	7141 Dartmouth	7101 Princeton	7322 Stanford	7155 Tulane
7140 Cornell	7142 Dartmouth	7119 Princeton	7323 Stanford	644 Vassar
7224 Cornell	7147 Dartmouth	7170 Princeton	7326 Stanford	648 Vassar
7259 Cornell	7133 Delmar	7200 Princeton	7354 Stanford	
7270 Cornell	7165 Delmar	7206 Princeton	7360 Stanford	