

**University Park Subdivision  
 Monthly Meeting  
 University City Library Auditorium  
 Jan 22, 2025**

**6:03pm - 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**

<b>Month Ending</b>	<b>31 Dec 2024</b>	<b>Notes</b>
<b>% Year Complete</b>	100%	
<b>BOM Assets (Cash in Bank)</b>	\$142,896	
<b>Income this Month</b>	\$3,136	
<b>Expenses this Month</b>		
Admin	\$(1,315)	Annual letter mailing
Utilities	\$(29)	Gate lights
Grounds	\$(179)	Early Nov mowing/blowing
Trees	\$0	
Streets & Sidewalks	\$(11,400)	Gutter and curb repair
Snow	\$(2,733)	Nov 30-Dec 1 snowfall
Insurance/Taxes	\$(408)	STL County taxes for garage property
<b>TOTAL Expenses</b>	<b>\$16,063</b>	
<b>Cash Flow this Month</b>	<b>\$(12,927)</b>	
<b>EOM Total Assets (Cash in Bank)</b>	<b>\$129,969</b>	

The [2024 End of the Year Summary](#) is available on the U Park website

**Meeting Notes:**

- Income: There have been people that have pre-paid their 2025 assessments in December but it will be reflected in the January numbers (approximately \$161,000)
- Streets & Sidewalks: Gutter and curb repair after summer street construction, allow for better drainage
- Snow: we have changed to an opt-in model, the snow removal company sends a communication of their weather predictions and trustees have to approve plan
  - Resident question: Any way we can provide feedback to them about the amount of salt they put down? (concerns about environmental effects of over-salting)
  - Resident question: Several years ago we used U City services, why don't we any more?
    - Another resident commented that it was U City that backed out of that agreement
  - Trustees contacted U City to see if they could clear the island around Lewis Park, the city declined
  - Trustees talked to U Heights trustees about who they use, the use a resident (wouldn't be enough to do all of our streets)
  - Resident question: did trustees receive complaints or complements?
    - Several complements, a few complaints from residents near Lewis Park/Vassar triangle
  - Resident suggestion: could we partner with the Hills and the Heights to reduce costs?
    - Trustee Dan Davenport will look into it

**Delinquencies.** As of 22 Jan (see list attached):

Balance (incl interest & fees)	Total	# accounts
<=\$1,000	\$24,451	72
\$1,001-\$3,000	\$77,624	28
\$3,001-\$5,000	\$55,220	11
>\$5,000	\$56,210	7
<b>TOTAL</b>	<b>\$213,505</b>	<b>111</b>

- Lawsuit progress
  - Updated list of accounts above \$3000 in delinquency with the attorneys
  - It is working as a “bulk docket” it will be combined with other similar lawsuits to save costs
  - Attorneys working on flat fee (hourly)
  - Indenture states that any legal fees will be paid by property owners
- Resident question: has anyone signed up for financial subcommittee?
  - The Google form has been created for sign ups but it has not yet been emailed to residents or added to website

**Trees/Forest Management.**

- Find [“the list”](#) on the website under Trees
- Budget \$74,214  
 YTD (as of 31 Dec) \$77,497 (104% spent)

**Capital Improvements.**

- Trustee Dan Davenport talked to American Water, Cambridge water line is about 90% replaced, anticipated to be done by April, continuing conversations about repaving the street
  - Resident comment: some of the work is on Midland, which is going to be done to MoDOT standards
  - Careful attention to seams where U Park property meets County property
- **Streets.**
  - Please continue to submit problem areas to the trustees for awareness
  - Will start 2025 planning discussions with H&S in the spring
  - Resident question: How were some blocks dropped from the 2003 streets plan?
    - Trustee Dan Davenport will work with H&S to do gap assessment
- **Sidewalks.**
  - No updates

**Unfinished 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
  - Google form for sign up created, should be coming in upcoming email

**New Business.**

- Upcoming monthly meetings:
  - 18 Feb 2025 3rd Tue 6-7pm U City Library Auditorium
  - 18 Mar 2025 3rd Tue 6-7pm U City Library Auditorium

**Meeting adjourned at 7:00pm**

## 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	