

**University Park Subdivision  
Monthly Meeting  
University City Library Auditorium  
March 18, 2025**

- **Call to Order** - 6:04pm
- **Roll Call** - names of present trustees: Mike Gillespie , Dan Davenport
- **Approval of January 2025 Minutes (no meeting Feb 2025)**
- **Finances**
  - Month End Reports
    - See tables below
  - Delinquencies
    - Progress on lawsuit (Mike)
      - Lawyer has drafted petition
      - It's part of the indenture that owners have to pay court costs (and delinquency fees)
  - Assessments for residents on Midland
    - For corner lots on Midland, they are currently being charged for full corner assessment, resident has petitioned that the Midland frontage should not be included in calculation
    - Lawyer agrees per indenture
    - Mike proposing to table for new trustee administration (2026 assessments)
  - Delmar Properties
    - Residents along Delmar are billed assessments since there used to be a back alley that we maintained, that is mostly gone now
  - Misc Expenses
    - Accounts for Google workspace, Mailchimp, Library room rental (about \$57 a month), Mike has been paying out of pocket and requesting reimbursement
    - Working with Royal Bank to acquire debit card to use by any trustee
- **Trees and Ground Management**
  - Find ["the list"](#) on the website under Trees
    - Proposed idea: have arborist do blanket review of east side one year and then west side the second year (reduce costs)
    - Can we use Droege for survey spreadsheet and then bid out the work
      - Tree committee has a lot of work!
  - Island lawn care (Precision Lawn Care & Landscaping) estimate for 2025 at same price as 2024
- **Snow Removal**
  - From January meeting: look into partnering with Hills and Heights to reduce costs? (Dan)
    - No action yet
  - We've budgeted \$25K for 2025, we've used about \$12K so far
- **Capital Improvements**
  - **Streets**
    - Trustees in communication with utility contractors about materials being stored at Cambridge and Vassar
    - Planning for 2025 improvements
    - 2025 budget for capital improvements \$285K, and additional \$15K for sidewalk improvements, \$20K for street engineering fees
    - Dennis Fuller is working with U City to get street repairs for Pennsylvania Ave
  - **Sidewalks**
    - Dan marked trip hazards with orange spray paint
    - Horner & Schifrin could possibly do survey of all sidewalks for \$14K, Dan has started his own spreadsheet
      - Infrastructure committee could help survey
      - No specific budget for this initiative
- **Resident Volunteer Committees**
  - 18 residents have volunteered to date
  - Met on March 6 to brainstorm ideas
  - Will have additional details and committee volunteer sign ups at April meeting
- **Neighborhood Beautification**

- Reminder! Leaf pickup for East area begins March 17 and for Central area on March 24
- See attached notes for island cleanup opportunities the weekend of March 23-24
- New! University City will no longer require stickers for yard waste bags
- **Upcoming Monthly Meetings**
  - Tuesday, April 15 from 6-7pm in U City Library Auditorium
    - Annual Meeting and Trustee Election
    - Election will be for TWO open trustee positions
- **Meeting Adjournment** -7:12pm

<b>Month End Financial Report</b>		
	<b>28 Feb 2025</b>	<b>Notes</b>
<b>% Year Complete</b>	17%	
<b>BOM Assets (Cash in Bank)</b>	\$342,214	
<b>Income this Month</b>	\$30,473	Assessment payments
<b>Expenses this Month</b>		
Admin	\$(668)	DNI Management Fee
Utilities	\$(29)	Gate lights
Grounds	\$0	
Trees	\$(1906)	4 trees–1 sycamore w/ significant work
Streets & Sidewalks	\$0	
Snow	\$(2608)	Feb 12 snowfall
Insurance/Taxes	\$0	
<b>TOTAL Expenses</b>	<b>\$5,211</b>	
<b>EOM Total Assets (Cash in Bank)</b>	<b>\$367,476</b>	

<b>Month End Financial Report</b>		
	<b>31 Jan 2025</b>	<b>Notes</b>
<b>% Year Complete</b>	8%	
<b>BOM Assets (Cash in Bank)</b>	\$129,969	
<b>Income this Month</b>	\$245,558	Assessment payments
<b>Expenses this Month</b>		
Admin	\$(3,908)	Mailing annual bills
Utilities	\$(29)	Gate lights
Grounds	\$0	
Trees	\$(13,903)	33 trees
Streets & Sidewalks	\$0	
Snow	\$(9,365)	January 5 big snowfall and follow-ups
Insurance/Taxes	\$(6,107)	Liability insurance
<b>TOTAL Expenses</b>	<b>\$33,313</b>	
<b>EOM Total Assets (Cash in Bank)</b>	<b>\$342,214</b>	

<b>Delinquencies (3/14/25)</b>		
<b>Balance (incl interest &amp; fees)</b>	<b>Total</b>	<b># accounts</b>
<=\$1,000	\$20,553	38
\$1,001-\$3,000	\$69,111	42
\$3,001-\$5,000	\$51,940	13
>\$5,000	\$56,210	8
<b>TOTAL</b>	<b>\$197,815</b>	<b>101</b>

- 19 of the delinquency accounts are LLC owners
- Since Feb 17: net reduction of 2 accounts, net recovery of \$5701

### **University Park Island Maintenance**

#### **Island 1 Location: Cambridge and Princeton (west of midland)**

Key Contacts (i.e., nearest houses): [tom.poelker@gmail.com](mailto:tom.poelker@gmail.com) 7237 Princeton;

#### Notes:

- Rake leaves for pickup
- The area inside the trees and east of the central play area [about 20X30 feet] is a sitting area which needs three things.
  - The clay and compacted wood chips need to be broken up with heavy rakes or hoes or shovels so roots can grow.
  - It needs to be raised [with leaf mulch?] so there are no low areas to form puddles.
  - It needs shadow tolerant grass to be planted. I [Tom] already have appropriate seeds.

#### **Island 2 Location: Vassar/Cornell and Pennsylvania (north)**

Key Contacts (i.e., nearest houses): Carol Crudden

#### Notes:

- Needs Mulch
- Tree stump should be removed

#### **Island 3 Location: Vassar/Cornell and Pennsylvania (South)**

Key Contacts (i.e., nearest houses): Gary Jensen, Charles Gascon

#### Notes:

- Needs Mulch
- Tree stump removed

#### **Island 4 Location: Amherst and Midland (East of Midland)**

Key Contacts (none yet)

**Island 5 Location: Amherst and Vanderbilt**

Key Contacts (none yet):