



**University Park Subdivision
Monthly Meeting
University City Public Library, Room 207
November 24, 2025, 4:30pm**

- **Call to Order - 4:43**
- **Roll Call** - Dan Davenport, Jodi Ladner, Maggie Fiock
- **Prior Minutes**
 - October 21 minutes approved 11/13 via email and posted to website
 - November 18th meeting was rescheduled to November 20th and then to November 24th.
- **Trees and Ground Management**
 - Anne Lewis and Mary Knoche are developing a spreadsheet for documenting procurement of saplings for planting in the spring. Sapling planting will be a line item on the 2026 budget
 - Droege Fall inventory is complete, they are working on data entry
 - Decisions to communicate to Droege
 - How do we want storm work to be managed in 2026? Grab every branch to chip or just the major stuff?
 - Major stuff only. Investigate Precision's or other resource's interest in additional work items such as minor brush pickup (non-emergency)
 - Do we need to make a decision before December 1 about using Droege for spring sapling planting
 - No
 - Do we want to take ownership of the inventory or not?
 - If we decide to take ownership of the inventory and something fails, U Park liable, not Droege? Is this true?
 - Make a request for the details in writing, have attorney look over for accuracy
 - Treat for Fall Mimosa Webworm?
 - Ask for quote
 - Pruning on blocks that are mostly rentals
 - No Parking signs placed by UPS or Droege?
 - Is there a price difference?
 - Review and Approve Precision Lawn Care Invoices 16775 and 16802 for backfill of Princeton curbs and sidewalks. (\$4732-500=\$4232) (\$3425)
 - Backfill and seeding missed at 7217 Princeton. Email sent to Precision by DRD on 11/21/2025
 - Invoice 16802 for Phase 3? Seems expensive for the sidewalk project. The work included in Phase 3 was backfill, seed and feed 36 separate sidewalk locations (approximately +/- 900 lf)
 - Pursuit of charging cost of jumping car at 7340 Stanford?
 - Approve Droege invoice #17344?
 - Approved

- Stump grinding spreadsheet, pursue contractors
 - Dan has double checked list, adding to share drive
- Decision regarding trees at Tom Goddard's residence
- **Capital Improvements**
 - **Streets/Curbs/Gutters**
 - Princeton C & G completion status
 - Need to do asphalt patching from saw cuts
 - Lamke contract reconciliation; aprons, sidewalks, carriage walks
 - Spreadsheet to Kim
 - Apron and Carriage Walk billings to owners on Princeton
 - Letter to property owners that will be charged
 - Possibilities for next year:
 - 7000 and 7100 blocks of Stanford, curbs and gutters
 - Complete work from Fall 2024 on 7200 Cambridge
 - We will consider future opportunities (next fiscal year) to subcontract with U City and piggyback on their price for our street patching.
 - **Sidewalks**
 - Reconciliation of Dan's sidewalk spreadsheet to Lamke (11/17 email)
- **Snow Removal**
 - Maggie confirmed 2025-2026 agreement with SNOW CONTROL TEAM via email on 11/6/2025
- **Neighborhood Beautification**
 - Coroplast signs to hang from sawhorses for street sweeping, bulk pickup, leaf raking. Initial email communication with Ditty Printing.
 - 24 sawhorse locations x 3 events = 72 signs
 - Bulk pricing for \$15 ea = \$1080
 - New signage to replace "blue signs" and additional signs for gates \$1647, possible 10% discount?
 - Quotes for new sawhorses at Midland intersections (6 or 7)
 - Approx \$350 a piece (powder coat white)
 - Scrap old sawhorses for income
- **Finances**
 - Month End Reports (see tables below)
 - Lawsuits
 - Sidewalk lawsuit: pending settlement paperwork
 - Lien filing: attorney is getting legal descriptions of parcels for filing
 - Delinquencies over \$2000: summons being issued, earliest possible court date is January 2026
 - Home sales: 6 new postings since last meeting, one delinquency for \$488
 - 2026 Budget Planning
- **New topics/Resident questions**
 - 7248 Amherst email from Nov 11 about neighbor's lawn overgrowth
 - Dan will respond via email
 - Annual December letter content
 - Determine date for annual April meeting (library auditorium not available on 3rd Tuesday)
- **Resident Volunteer Committees**
 - Beautification Committee -No new activity
 - Infrastructure Committee - See above

- Communication Committee - No new activity
- **Other Business**
 - Pending actions from previous meetings
 - Issue RFP for contracting stump removal contractors
 - Pursuing contractor to clean gutters/grates, pick up larger limbs and debris, on a regular basis. DRD mentioned this to Precision while scheduling the backfill of sidewalks
 - New section of website with lists of contractors that have done good work in subdivision
 - Future island cleanups to be scheduled
 - Welcome letter for new residents
 - Working with other private subdivisions on common issues
 - Street sweeping frequency
 - Building permits needing trustee signatures
 - Preferred vendors for tree care
- **Upcoming Monthly Meetings**
 - December meeting via zoom or in person?
 - 2026 dates
- **Meeting Adjournment** - 6:30pm

Financial Report	Oct	Notes
Beginning Assets	\$442,691	
Income	\$2,290	
Expenses		
Admin	\$741	
Utilities	\$33	
Grounds--Trees	\$17,943	
Grounds--Streets & Sidewalks	\$33	
Grounds-Lawn		
Grounds--Snow		
Insurance/Taxes	\$0	
Total Expenses	\$18,750	
Cash Flow (Income - Expenses)	-\$16,460	
Capital Project Reserves		
Street Repair		
Sidewalk Repair		
Ending Assets	\$426,232	

Summary Report	YTD	2025 Budget	% Budget
Income	\$ 435,912.41	\$ 474,265.00	91.9%
Expenses			
Admin	\$ 16,599.80	\$ 25,030.00	66.3%
Utilities	\$ 306.01	\$ 200.00	153.0%
Grounds--Trees	\$ 61,734.27	\$ 76,000.00	81.2%
Grounds--Streets & Sidewalks	\$ 12,717.26	\$ 37,000.00	34.4%
Grounds-Lawn	\$ 1,646.17	\$ 4,145.00	39.7%
Grounds--Snow	\$ 15,535.34	\$ 24,150.00	64.3%
Insurance/Taxes	\$ 8,552.00	\$ 7,150.00	119.6%
Total Expenses	\$ 117,090.85	\$ 173,675.00	67.4%
Capital Project Reserves			
Street Repair	\$ 22,560.00	\$ 285,000.00	7.9%
Sidewalk Repair	\$ -	\$ 15,000.00	0.0%
Expenditure Total	\$ 139,650.85	\$ 473,675.00	

Delinquencies as of 11/14/2025

Category	Total	# of Accounts
\$1-\$1000	\$ 35,171	70
\$1001-\$3000	\$ 64,541	41
\$3001-\$5000	\$ 44,790	11
\$5000+	\$ 56,581	8
Grand Total	\$ 201,083	130

- 25 of the delinquency accounts are LLC owners (down one from Oct)
- Number of accounts decreased from 131 to 130
- Overall delinquency amount decreased, \$1,178 recovered