



**University Park Subdivision  
Monthly Meeting  
University City Public Library, Room 208  
January 20, 2026 at 6pm**

- **Call to Order - 5:50pm**
- **Roll Call** - Dan Davenport, Maggie Fiock, Jodi Ladner
- **Prior Minutes**
  - No December meeting, November minutes posted to website as well as a Nov/Dec financial summary document
- **Trees and Ground Management**
  - Completed
    - Droege 2026 inventory done, did work on urgent locations
    - List of stump locations (Dan spreadsheet)
  - To discuss
    - Quote comparisons and decisions for 7265 Princeton and 7133 Stanford
      - Cut n Chip \$6650 (three trees and grinding)
        - Get in writing for Tom and Bill to pay for one tree
      - All American Brush Removal (getting quote)
    - 4 Year Maintenance Plan from Droege (12/23 email)
      - Respond positively to continue conversation
    - Resident request quotes from Droege (12/23 email)
      - Tentatively approved, Dan reconciling proposals
    - Plan for getting quotes for stump removals
      - Jodi to use Yelp for quote
    - Contractor for regular debris cleaning (follow up with Precision?)
      - Dan to follow up
    - Plan for sapling planting
      - Anne and Mary Claire continuing research
- **Capital Improvements**
  - Completed
    - Princeton project invoice paid
    - Princeton driveway apron charges added to property accounts (DNI billing)
  - To discuss
    - Asphalt patching: Princeton clean up and regular pothole maintenance
      - Fontana quote from 1/3/26
      - Like to get one more quote
    - How to handle outstanding Princeton carriage walk requests
      - 2-3 properties, tear out and rebuild be the best option?
    - Priorities for 2026
      - 7000 and 7100 blocks of Stanford, curbs and gutters



- July 27-31
  - Sept 28-Oct 2
  - Leaf Collection
    - Nov 2-6 (East Area)
    - Nov 9-13 (Central Area)
    - Nov 30-Dec 2 (East Area)
    - Dec 7-11 (Central Area)
  - Bulk Item Pickup
    - April 6-10 (East Area)
    - April 13-17 (Central Area)
    - Sept 14-18 (East Area)
    - Sept 21-25 (Central Area)
- **Other Business**
  - Pending actions from previous meetings
    - Revive Communication Committee and Beautification Committee
    - New section of website with lists of contractors that have done good work in subdivision
    - Future island cleanups to be scheduled
    - Redo 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**
  - Tuesday, February 17 at University City Public Library, Room 208
  - Tuesday, March 17 at University City Public Library, Room 208
  - **Monday, April 13** at University City Public Library, 2nd fl. Auditorium
- **Meeting Adjournment - 7:45pm**

Financial Report	Dec	Notes
<b>Beginning Assets</b>	\$410,097	
<b>Income</b>	\$13,013	
<b>Expenses</b>		
Admin	\$1,199	
Utilities	\$33	
Grounds--Trees	\$678	
Grounds--Streets & Sidewalks	\$327,949	
Grounds-Lawn		
Grounds--Snow	\$5,385	
Insurance/Taxes	\$513	
<b>Total Expenses</b>	\$335,757	
<b>Cash Flow (Income - Expenses)</b>	-\$322,743	

<b>Capital Project Reserves</b>		
Street Repair		
Sidewalk Repair		
<b>Ending Assets</b>	\$87,354	

<b>Summary Report</b>	<b>YTD</b>	<b>2025 Budget</b>	<b>% Budget</b>
<b>Income</b>	\$ 452,863.10	\$ 474,265.00	95.5%
<b>Expenses</b>			
Admin	\$ 18,546.34	\$ 25,030.00	74.1%
Utilities	\$ 371.41	\$ 200.00	185.7%
Grounds--Trees	\$ 68,366.29	\$ 76,000.00	90.0%
Grounds--Streets & Sidewalks	\$ 340,666.39	\$ 37,000.00	920.7%
Grounds-Lawn	\$ 7,326.82	\$ 4,145.00	176.8%
Grounds--Snow	\$ 20,920.27	\$ 24,150.00	86.6%
Insurance/Taxes	\$ 9,064.86	\$ 7,150.00	126.8%
<b>Total Expenses</b>	\$ 465,262.38	\$ 173,675.00	267.9%
<b>Capital Project Reserves</b>			
Street Repair	\$ 22,560.00	\$ 285,000.00	7.9%
Sidewalk Repair	\$ 7,656.75	\$ 15,000.00	51.0%
<b>Expenditure Total</b>	\$ 495,479.13	\$ 473,675.00	104.6%

#### **Delinquencies as of 1/14/2026**

<b>Category</b>	<b>Total</b>	<b># of Accounts</b>
\$1-\$1000	\$29,807	55
\$1001-\$3000	\$61,939	39
\$3001-\$5000	\$44,771	11
\$5000+	\$51,344	7
<b>Grand Total</b>	<b>\$187,862</b>	<b>112</b>

- 18 of the delinquency accounts are LLC owners (down 7 from Dec)
- Number of accounts decreased from 126 to 112 (down 14 from Dec)
- Overall delinquency amount decreased, \$9858 recovered