



University Park Subdivision

2026 Annual General Meeting

April 13, 2026

University City Public Library Auditorium



Annual Meeting Agenda

- Welcome
- Get to Know University Park
- 2025 Year In Review
- Looking Ahead in 2026
- Q&A
- Trustee Election



Welcome!



Jodi Ladner
Term ends April 2026
Resident for 21 years



Dan Davenport
Term ends April 2027
Resident for 46 years



Maggie Fiock
Term ends April 2028
Resident for 7 years



Welcome!

- Is this the first AGM for anyone?
- We have a lot of material to cover, please save questions for Q&A section at the end
- All materials will be available digitally on our website



Get to Know University Park

- Established by indenture on March 28, 1922
- Governance is three volunteer trustees elected for rolling 3-year terms
- We are one of the oldest and largest private subdivisions in the State of Missouri



Get to Know University Park

- Subdivision Responsibilities
 - Tree maintenance in tree lawns
 - Concrete (sidewalks, curbs, gutters)
 - Street asphalt
 - Three gates along Delmar
 - Snow removal
 - Campus Walk and Varsity Walk
 - Lawn and plant maintenance on street “islands”
 - Enforcing building codes as outlined in Indenture



Get to Know University Park

- Non-Subdivision Responsibilities
 - Street sweeping and leaf pickup (U City)
 - Trash and recycling (U City)
 - Streetlights (Ameren UE)
 - Asphalt, concrete and trees on Midland (StL County)
 - Asphalt, concrete, and east side tree lawn on Pennsylvania Ave (U City)
 - Sewer/Stormwater/River Des Peres (MSD)



Get to Know University Park

- 786 properties
- Approx. 1100 trees
- Approx. 8600 sidewalk slabs
- Approx. 5 miles of streets and 10 miles of curbs and gutters
- Since April 2025 AGM, approximately 1000 emails and 130 phone calls received
- Since April 2025, email listserv subscription up from 223 accounts to 344 accounts



2025 Year in Review



2025 Year in Review - Finances

Why is my assessment bill so
*%&@\$ expensive??



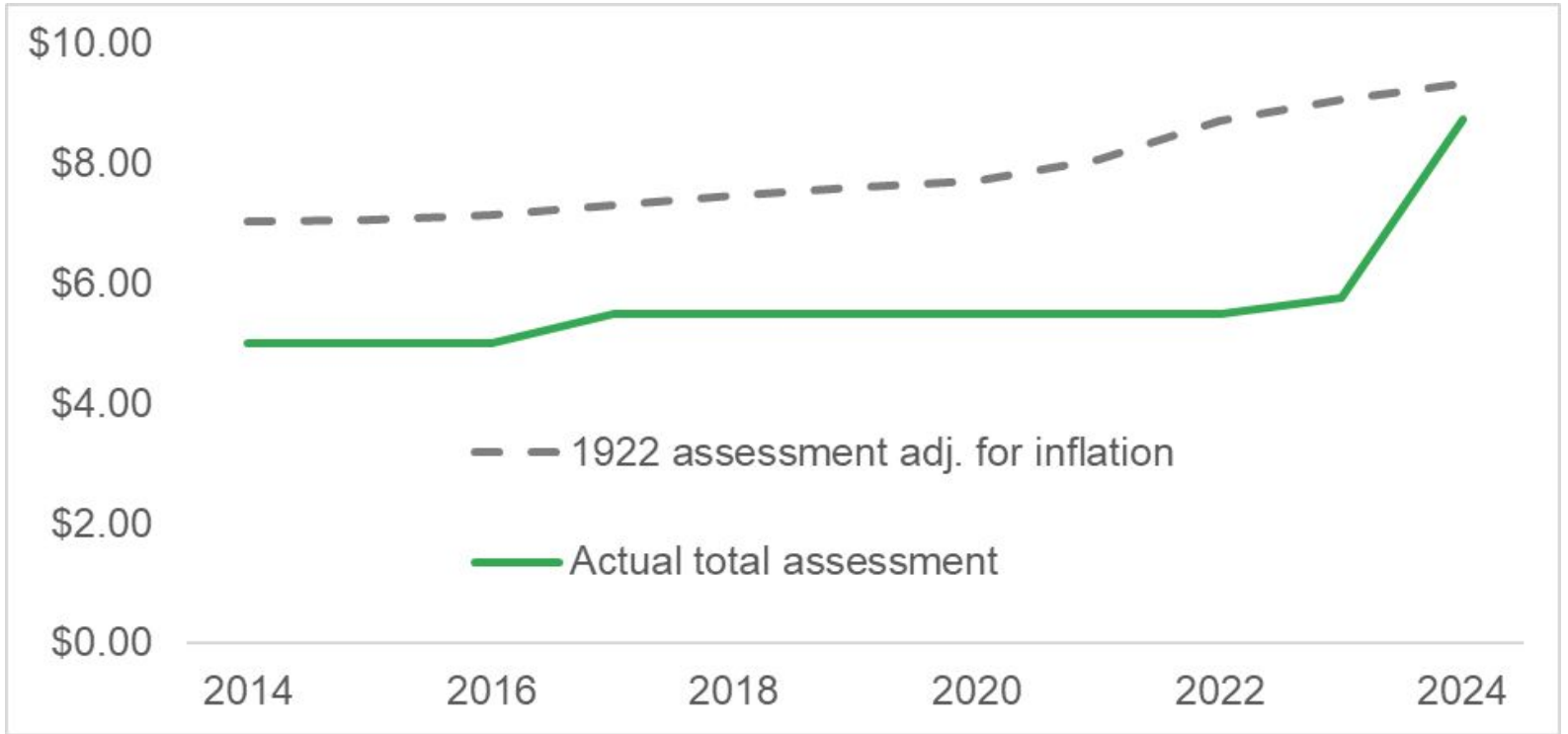
2025 Year in Review - Finances

How U Park generates income:

- Regular assessment
 - Set by 1922 indenture
 - \$0.50 per property frontage foot
- Special assessment
 - The only mechanism for keeping up with additional expenses (incl. inflation)
- Total assessment
 - Regular + Special



2025 Year in Review - Finances





2025 Year in Review - Finances

Between 2014-2024,
the subdivision was underfunded by

\$1,321,495

(Not debt, simply unrealized potential)



2025 Year in Review - Finances

The result has been deferred maintenance

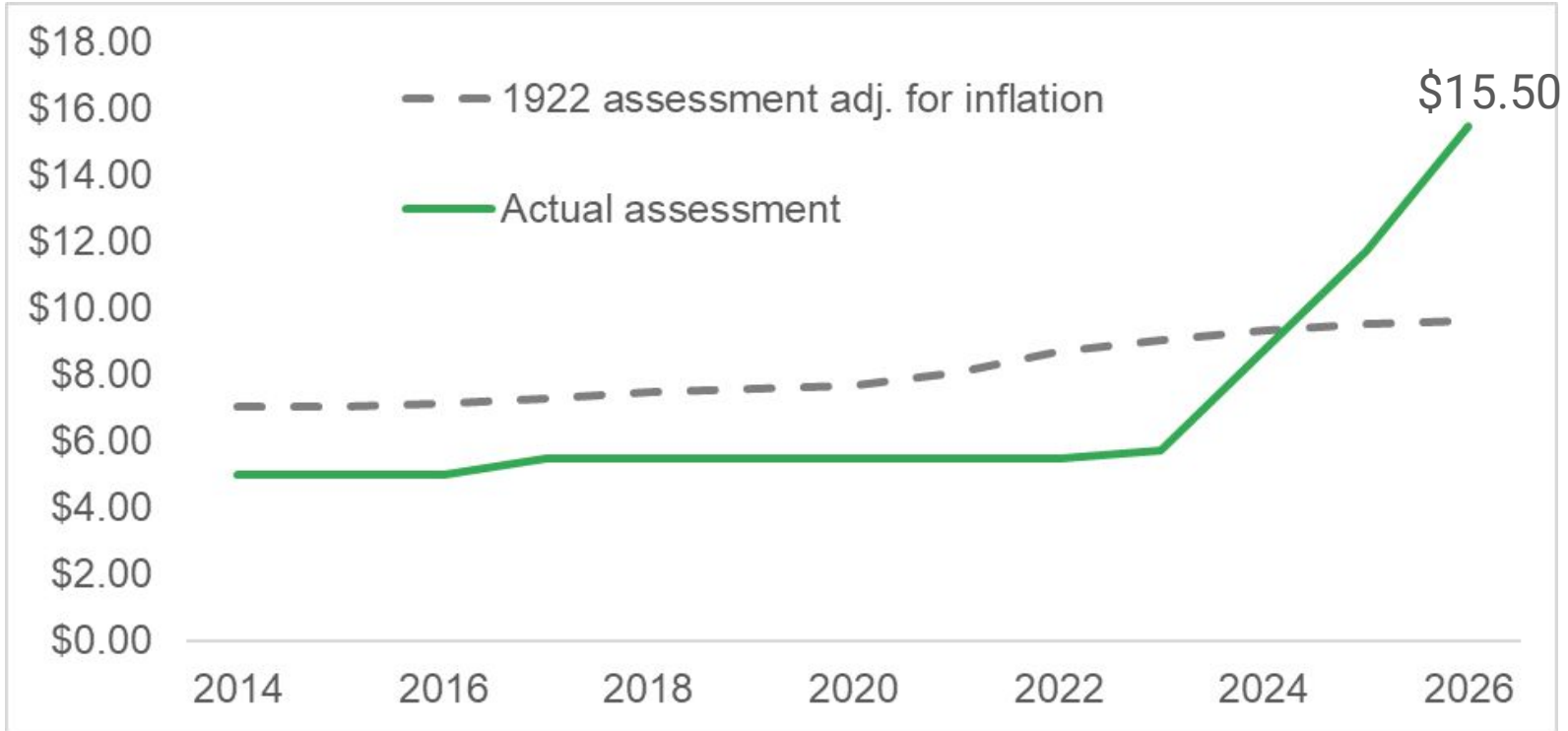
on trees, streets, sidewalks,

and community pride

But this is a fixable problem



2025 Year in Review - Finances





2025 Year in Review – Finances

Will the assessment go up again next year?

We don't yet know

Will the assessment ever go down?

We don't yet know—at least not for the foreseeable future



2025 Year in Review - Finances

Budgeting process (November/December)

- Look at 3-year average of expense categories
- Adjust for inflation
- Adjust for priority areas (ex: concrete work)
- Find sum of expenses
- Divide expenses by total U Park frontage feet to determine needed assessment rate



2025 Year in Review - Finances

What about delinquencies?

- In August 2025, we filed lawsuits against **27** properties that owed \$2000 or more
- In October 2025, we filed liens against **34** properties that owed \$1000-\$1999
- *We will repeat this process in July 2026*



2025 Year in Review - Finances

Delinquencies—Results

- On July 15, 2025, we had **197** delinquent accounts
- As of this morning, we have **93** delinquent accounts



2025 Year in Review - Finances

Income and expense breakdowns are available as handouts and will be attached when this presentation is shared digitally



2025 Year in Review - Capital Improvement

How we determine priority for street work:

- Address failing curbs and gutters before tackling asphalt
- Proper drainage is key, replacing asphalt where water pools and floods is ineffective
- Patching and sealing as finances allow
- Then address large scale asphalt projects



2025 Year in Review - Capital Improvement

How we determine priority for sidewalks:

- Last year Dan Davenport walked every block of the subdivision and documented the condition of each sidewalk slab



2025 Year in Review - Capital Improvement

How we determine priority for sidewalks:

- 927 slabs (11%) need replacing
- Another 877 (10%) need repair
- In 2025 we prioritized the 38 worst sections for replacement (cost \$55,000)
- Batching instead of one-off repairs saves \$\$



2025 Year in Review - Capital Improvement

Request for Proposal (RFP) process:

- Document scope of work for large projects
- Share with companies who have done work for us before (or recommended new entities) to receive bids
- Compare bids and contract for work



2025 Year in Review - Capital Improvement

2025 Big Project: 7200 block of Princeton

- Bid process started in June, work completed in October
- Curbs and gutters (2,100 linear feet)
- We received two bids, total cost came to \$328,000+
 - Still have some outstanding asphalt patching and carriage walk replacement work to complete



2025 Year in Review - Trees and Grounds

- Completed several rounds of tree maintenance (resident requests, arborist recs, storm response)
- Created 4 year tree maintenance plan
- Contracted with current lawn maintenance company (Precision) to do additional more regular grounds clean-up



2025 Year in Review - Beautification

- Continued relationship with U City in Bloom (Pennsylvania/Dartmouth garage)
- Research into proper trees to plant in tree lawn—NO MORE SWEET GUMS
- Island clean-ups (volunteer effort)
- Brush/weed maintenance at Delmar gates (Vassar, Purdue, Vanderbilt)



Looking Ahead 2026 - Finances

- Investigating other options besides DNI Properties
- Continued action against delinquent accounts
- Renew Missouri non-profit status



Looking Ahead 2026 - Capital Improvement

- Curbs and gutters for 7000 and 7100 blocks of Stanford Ave
 - Have draft RFP complete
- Asphalt sealing as budget allows



Looking Ahead 2026 - Trees and Grounds

- Four Year Maintenance Plan
 - 2026: Oaks and sycamores
 - 2027: Zone 1 all trees (eastern blocks)
 - 2028: Zone 2 all trees (central blocks)
 - 2029: Zone 3 all trees (western blocks)
- Will flex with emerging issues (disease, storms, etc.)



Looking Ahead 2026 - Trees and Grounds

- Sapling planting (21 locations)
- Should happen soon! Utilities have to be identified
- Many thanks for Anne Lewis and Mary Claire Knoche for their help



Looking Ahead 2026 - Beautification

- New sawhorses
- New welcome and neighborhood identification signage



Becoming More Involved

- Attend monthly meetings and/or read minutes on website
- Volunteer to help with a project
- Let us know if you see an issue in the neighborhood
- Welcome new neighbors!



Q&A

What questions do you have?



Q&A

Q: Could we have a Zoom/digital option for meetings?

A: Trustees will look into logistics



Q&A

Q: Could we have the snow removal company do two lanes instead of one center lane of removal?

A: Trustees will review our contract and see what the options are



Q&A

Q: What do I do if I think my neighbor is in violation of code for exterior maintenance/appearance?

A: Depending on the type of issue, it will likely be a University City citation. It doesn't hurt to send documentation to trustees@universityparksubdivision.com as well



Q&A

Q: Is snow removal from sidewalks the responsibility of the homeowner?

A: Yes



Q&A

Q: Is the [previous street plan](#) still in effect?

A: It is a good foundational document for when the curbs and gutter repairs are complete. Priorities may alter when the street conditions are re-evaluated.



Q&A

Q: Can we add speed limit signage?

A: Trustees will look into it



Q&A

Q: Can we stop signs and/or crosswalks to the Amherst/Vanderbilt/Jackson intersection?

A: Trustees will look into it



Q&A

Q: When we file a delinquency lawsuit, who pays the legal fees?

A: The delinquent property owner pays the initial balance, 8% annual interest, attorney fees, and court costs



Q&A

Q: Why was my driveway apron not replaced in a previous street project?

A: There has been some knowledge transfer lost between Trustee transitions. The RFP process is the current effort to more thoroughly document the scope of work and provide future Trustees with a thorough foundation for future projects.



Q&A

Q: Are the assessment increases voted on?

A: Per the indenture, it is the decision of the three Trustees that determine the assessment changes, there is no community vote. The Trustees welcome more participation during monthly meetings to help inform the decisions.



Q&A

Q: Are there any talks with U City to have a break in our taxes or have the city do more maintenance?

A: The Trustees are working to create stronger relationships with U City government but previous communications indicate the city might be open to negotiations only once U Park brings all of its infrastructure up to good condition.



Q&A

Q: Could we work with the other subdivisions (University Heights, University Hills, etc.) to get better contractor prices and have more sway with U City?

A: The Trustees have begun to build relationships with those other neighborhood groups but there is opportunity for more collaboration.



Q&A

Q: Will the Trustees consider an assessment freeze or reduction for senior citizens?

A: The Trustees will look into it.



Trustee Elections

- 3-year term expiring April 2029
- Known candidates: Jodi Ladner
- Any floor nominations?
- Candidate statement(s)
- Voting



Trustee Elections

Candidate statement from Jodi Ladner:

“Good evening, my name is Jodi Ladner. I have been a resident of University Park since 2005. I have been serving in the role of Trustee for the last year, I decided to run last year because I felt like the neighbourhood was not getting the attention that it needed and deserved. I would be honoured to continue in my role as Trustee, I have learned a great deal and I believe that Dan, Maggie, and I make a cohesive team. I’m committed to improving our neighbourhood, our forest, and making University Park a wonderful place to live.”



Trustee Elections

- No floor nominations
- Candidate Jodi Ladner voted in by voice vote



Contact Us

Subscribe to email updates at
universityparksubdivision.com

Next Monthly Meeting: Tues, May 19, 2026
U City Library Room 208

Next AGM (tentative): Tues, April 20, 2027
Location TBA



Contact Us

trustees@universityparksubdivision.com

(314) 254-3364

Email preferred!

For repair/maintenance issues,
it is helpful if you include pictures.



Thank you for coming!

Meeting started at 6:02pm

Meeting concluded at 7:15pm

Approx. 60 attendees

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2025 Budget	% Budget
Beginning Assets	\$ 129,970.03	\$ 342,215.14	\$ 367,478.29	\$ 408,029.60	\$ 427,059.31	\$ 439,019.37	\$ 447,970.02	\$ 448,035.01	\$ 453,501.77	\$ 442,691.47	\$ 426,231.59	\$ 410,097.17			
Income	\$ 245,557.64	\$ 30,474.03	\$ 60,709.45	\$ 20,918.29	\$ 14,194.47	\$ 16,070.85	\$ 30,492.03	\$ 9,626.91	\$ 5,578.80	\$ 2,289.94	\$ 3,937.25	\$ 13,013.44	\$ 452,863.10	\$ 474,265.00	95.5%
Expenses															
Admin	\$ 3,908.28	\$ 668.38	\$ 1,513.69	\$ 1,831.87	\$ 712.45	\$ 707.58	\$ 4,323.72	\$ 1,154.26	\$ 1,038.84	\$ 740.73	\$ 747.57	\$ 1,198.97	\$ 18,546.34	\$ 25,030.00	74.1%
Utilities	\$ 28.96	\$ 29.19	\$ 28.96	\$ 28.96	\$ 28.96	\$ 29.20	\$ 32.32	\$ 50.41	\$ 16.01	\$ 33.04	\$ 32.70	\$ 32.70	\$ 371.41	\$ 200.00	185.7%
Grounds-Trees	\$ 13,903.00	\$ 1,905.75	\$ -	\$ 27.75	\$ 1,136.00	\$ 5,890.50	\$ 2,804.00	\$ 2,878.91	\$ 15,245.00	\$ 17,943.36	\$ 5,954.00	\$ 678.02	\$ 68,366.29	\$ 76,000.00	90.0%
Grounds-Streets & Sidewalks	\$ -	\$ -	\$ 12,608.00	\$ -	\$ -	\$ -	\$ -	\$ 76.57	\$ -	\$ 32.69	\$ -	\$ 327,949.13	\$ 340,666.39	\$ 37,000.00	920.7%
Grounds-Lawn					\$ 357.00	\$ 492.92	\$ 707.00		\$ 89.25		\$ 5,680.65		\$ 7,326.82	\$ 4,145.00	176.8%
Grounds-Snow	\$ 9,365.29	\$ 2,607.56	\$ 3,562.49				\$ -					\$ 5,384.93	\$ 20,920.27	\$ 24,150.00	86.6%
Insurance/Taxes	\$ 6,107.00	\$ -	\$ 2,445.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 512.86	\$ 9,064.86	\$ 7,150.00	126.8%
Total Expenses	\$ 33,312.53	\$ 5,210.88	\$ 20,158.14	\$ 1,888.58	\$ 2,234.41	\$ 7,120.20	\$ 7,867.04	\$ 4,160.15	\$ 16,389.10	\$ 18,749.82	\$ 12,414.92	\$ 335,756.61	\$ 465,262.38	\$ 173,675.00	267.9%
Cash Flow (Income - Expenses)	\$ 212,245.11	\$ 25,263.15	\$ 40,551.31	\$ 19,029.71	\$ 11,960.06	\$ 8,950.65	\$ 22,624.99	\$ 5,466.76	\$ (10,810.30)	\$ (16,459.88)	\$ (8,477.67)	\$ (322,743.17)			
Capital Project Reserves															
Street Repair							\$ 22,560.00						\$ 22,560.00	\$ 285,000.00	7.9%
Sidewalk Repair											\$ 7,656.75		\$ 7,656.75	\$ 15,000.00	51.0%
Ending Assets	\$ 342,215.14	\$ 367,478.29	\$ 408,029.60	\$ 427,059.31	\$ 439,019.37	\$ 447,970.02	\$ 448,035.01	\$ 453,501.77	\$ 442,691.47	\$ 426,231.59	\$ 410,097.17	\$ 87,354.00			
Expenses+Capital Projects	\$ 33,312.53	\$ 5,210.88	\$ 20,158.14	\$ 1,888.58	\$ 2,234.41	\$ 7,120.20	\$ 30,427.04	\$ 4,160.15	\$ 16,389.10	\$ 18,749.82	\$ 20,071.67	\$ 335,756.61	\$ 495,479.13	\$ 473,675.00	104.6%

University Park Financial Summary 2025 Annual General Meeting (AGM) April 2026

**University Park Subdivision
Budget Comparison Report
12/1/2025 - 12/31/2025**

12/1/2025 -
12/31/2025

1/1/2025 -
12/31/2025

Accounts	Budget	Actual	Budget	Actual	Annual Budget	Remaining Budget
Income						
<u>Income</u>						
3010 - Assessments	\$0.00	\$878.39	\$22,080.00	\$28,417.48	\$22,080.00	(\$6,337.48)
3011 - Special Assessment	\$0.00	\$9,208.94	\$445,185.00	\$409,899.06	\$445,185.00	\$35,285.94
3012 - Driveway-Remove/Replace	\$0.00	\$743.40	\$0.00	\$743.40	\$0.00	(\$743.40)
3746 - Late Fees / Delinquency Interest	\$0.00	\$927.04	\$3,000.00	\$3,134.12	\$3,000.00	(\$134.12)
3750 - Bank Interest	\$333.37	\$709.61	\$4,000.00	\$7,792.42	\$4,000.00	(\$3,792.42)
3775 - Re-billing Charge	\$0.00	\$346.06	\$0.00	\$2,676.62	\$0.00	(\$2,676.62)
3802 - Legal Fee Reimbursement	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	(\$200.00)
Total Income	\$333.37	\$13,013.44	\$474,265.00	\$452,863.10	\$474,265.00	\$21,401.90
Total Income	\$333.37	\$13,013.44	\$474,265.00	\$452,863.10	\$474,265.00	\$21,401.90
Expense						
<u>Administrative Expenses</u>						
5009 - Printing & Production	\$416.63	\$0.00	\$5,000.00	\$3,807.64	\$5,000.00	\$1,192.36
5010 - Office & Administration	\$37.50	\$52.47	\$450.00	\$2,225.23	\$450.00	(\$1,775.23)
5011 - Postage & Delivery	\$141.63	\$2.96	\$1,700.00	\$616.60	\$1,700.00	\$1,083.40
5013 - NSF Processing Fee	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	(\$25.00)
5014 - Management Fee	\$666.63	\$650.00	\$8,000.00	\$7,750.00	\$8,000.00	\$250.00
5015 - On-line Subscriptions	\$40.00	\$0.00	\$480.00	\$0.00	\$480.00	\$480.00
5022 - Legal	\$416.63	\$486.04	\$5,000.00	\$646.04	\$5,000.00	\$4,353.96
5026 - Bank Charge	\$0.00	\$7.50	\$0.00	\$90.83	\$0.00	(\$90.83)
5030 - Late Notices/Collection Letters	\$0.00	\$0.00	\$4,000.00	\$3,060.00	\$4,000.00	\$940.00
5270 - Tax Preparation	\$0.00	\$0.00	\$400.00	\$325.00	\$400.00	\$75.00
Total Administrative Expenses	\$1,719.02	\$1,198.97	\$25,030.00	\$18,546.34	\$25,030.00	\$6,483.66
<u>Utilities</u>						
5042 - Electric	\$16.63	\$32.70	\$200.00	\$371.41	\$200.00	(\$171.41)
Total Utilities	\$16.63	\$32.70	\$200.00	\$371.41	\$200.00	(\$171.41)
<u>Grounds</u>						
5101 - General Repairs/Grounds	\$0.00	\$0.00	\$0.00	\$76.57	\$0.00	(\$76.57)
5102 - Misc. Grounds Maintenance	\$0.00	\$89.63	\$0.00	\$122.32	\$0.00	(\$122.32)
5103 - Street: Engineering Fees	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00
5108 - Trees & Trimming	\$1,000.00	\$678.02	\$12,000.00	\$68,366.29	\$12,000.00	(\$56,366.29)
5109 - Forest Management - Unscheduled	\$2,500.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00
5110 - Forest Management - Scheduled	\$2,833.37	\$0.00	\$34,000.00	\$0.00	\$34,000.00	\$34,000.00
5115 - Street Repairs	\$0.00	\$0.00	\$6,000.00	\$12,608.00	\$6,000.00	(\$6,608.00)
5116 - Lawn Care Contract	\$0.00	\$0.00	\$4,145.00	\$7,326.82	\$4,145.00	(\$3,181.82)
5117 - Concrete Repairs	\$0.00	\$327,859.50	\$11,000.00	\$327,859.50	\$11,000.00	(\$316,859.50)
5123 - Snow Removal	\$8,050.00	\$5,384.93	\$24,150.00	\$20,920.27	\$24,150.00	\$3,229.73
Total Grounds	\$14,383.37	\$334,012.08	\$141,295.00	\$437,279.77	\$141,295.00	(\$295,984.77)
<u>Insurance/Taxes</u>						
5220 - Insurance	\$520.87	\$0.00	\$6,250.00	\$6,107.00	\$6,250.00	\$143.00
5262 - Income Taxes	\$0.00	\$512.86	\$900.00	\$2,957.86	\$900.00	(\$2,057.86)
Total Insurance/Taxes	\$520.87	\$512.86	\$7,150.00	\$9,064.86	\$7,150.00	(\$1,914.86)
Total Expense	\$16,639.89	\$335,756.61	\$173,675.00	\$465,262.38	\$173,675.00	(\$291,587.38)
Operating Net Income	(\$16,306.52)	(\$322,743.17)	\$300,590.00	(\$12,399.28)	\$300,590.00	\$312,989.28
Reserve Expense						
<u>Reserve Expense</u>						
5321 - Reserve Expense-Street Repairs-Capital Improvements	\$0.00	\$0.00	\$285,000.00	\$22,560.00	\$285,000.00	\$262,440.00
5322 - Reserve Expense-Sidewalk-Capital Improvements	\$0.00	\$0.00	\$15,000.00	\$7,656.75	\$15,000.00	\$7,343.25
Total Reserve Expense	\$0.00	\$0.00	\$300,000.00	\$30,216.75	\$300,000.00	\$269,783.25
Total Reserve Expense	\$0.00	\$0.00	\$300,000.00	\$30,216.75	\$300,000.00	\$269,783.25

**University Park Subdivision
Budget Comparison Report
12/1/2025 - 12/31/2025**

12/1/2025 - 12/31/2025	1/1/2025 - 12/31/2025
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Accounts	Budget	Actual	Budget	Actual	Annual Budget	Remaining Budget
Reserve Net Income	\$0.00	\$0.00	(\$300,000.00)	(\$30,216.75)	(\$300,000.00)	(\$269,783.25)
Net Income	(\$16,306.52)	(\$322,743.17)	\$590.00	(\$42,616.03)	\$590.00	\$43,206.03

2026 Budget

University Park Subdivision

Year: 2026

	2026 Budget	2025 Budget	Comments
3010 - Assessments	\$22,080.00	\$22,080.00	No change; Set rate of \$0.50 per frontage foot, carryover from previous budget
3011 - Special Assessment	\$593,580.00	\$445,185.00	Increase; Assumes eligible frontage of 39,572 feet at \$15.00 per foot
3746 - Late Fees / Delinquency Interest	\$0.00	\$3,000.00	Decrease; Opted to not make a line item for budgeted income, this will decrease as delinquency enforcement has become more actively managed
3750 - Bank Interest	\$5,000.00	\$4,000.00	Decrease; Approximate three year average of actual instead of previous budget figures
5009 - Printing & Production	\$5,000.00	\$5,000.00	No change; Planning to do more with digital communication and neighborhood signage rather than physical mailings
5010 - Office & Administration	\$3,000.00	\$450.00	Increase; Approximate three year average of actual instead of previous budget figures
5011 - Postage & Delivery	\$1,700.00	\$1,700.00	No change; Planning to do more with digital communication and neighborhood signage rather than physical mailings
5014 - Management Fee	\$8,000.00	\$8,000.00	No change; no price increase has been communicated to trustees
5015 - On-line Subscriptions	\$750.00	\$480.00	Increase; Based on 2025 predicted end of year total
5022 - Legal	\$2,000.00	\$5,000.00	Decrease; Approximate three year average of actual instead of previous budget figures
5030 - Late Notices/Collection Letters	\$4,000.00	\$4,000.00	No change; anticipating fewer delinquency letters needing to be posted due to more aggressive pursuit of current delinquent accounts
5042 - Electric	\$425.00	\$400.00	Increase; anticipating increased utility rates
5103 - Street: Engineering Fees	\$0.00	\$20,000.00	Decrease; Will be part of capital street project
5108 - Trees & Trimming	\$85,000.00	\$12,000.00	Increase; No longer differentiate between trimming and unscheduled,
5109 - Forest Management - Unscheduled	\$0.00	\$30,000.00	Decrease; Billing of tree trimming and unscheduled maintenance are often combined
5110 - Forest Management - Scheduled	\$23,000.00	\$34,000.00	Decrease; This is specifically earmarked for sapling planting
5115 - Street Repairs	\$25,000.00	\$6,000.00	Increase; Earmarked for asphalt patching and based on 2025 actual spending
5116 - Lawn Care Contract	\$7,500.00	\$4,145.00	Increase; Will be using lawn care company for additional services (ex: brush pickup after storm)
5117 - Concrete Repairs	\$25,000.00	\$11,000.00	Increase; Earmarked for sidewalk repairs and based on 2025 actual spending
5123 - Snow Removal	\$20,000.00	\$24,150.00	Decrease; Approximate three year average of actual instead of previous budget figures
5220 - Insurance	\$6,300.00	\$6,250.00	Increase; Assumes inflation
5262 - Income Taxes	\$2,500.00	\$900.00	Increase; Approximate three year average of actual instead of previous budget figures
5321 - Reserve Expense-Street Repairs-Capital Improvements	\$400,000.00	\$285,000.00	Increase; Based on 2025 predicted end of year total and assumes continued increases in construction material costs
5322 - Reserve Expense-Sidewalk-Capital Improvements	\$0.00	\$15,000.00	Decrease; Repairs are in line item 5117 and costs of sidewalk repairs due to street construction are in line item 5321
Income Budget Total:	\$620,660.00	\$474,265.00	
Expense Budget Total:	\$619,175.00	\$473,475.00	
Difference:	\$1,485.00	\$790.00	