



**University Park Subdivision
Monthly Meeting
University City Public Library, Room 208
August 25, 2026 at 6pm**

- **Call to Order - 5:58pm**
- **Roll Call** - Present: Maggie Fiock, Dan Davenport; Absent: Jodi Lander
- **Prior Minutes**
 - July minutes approved via email and posted to website on August 12
- **Trees and Ground Management**
 - Completed
 - American Brush removed dead trees and stump grinding (still in progress)
 - Pruning of trees is not complete, some stumps not removed
 - AAB invoiced and received payment(\$11,200) for removal of 7 trees
 - 4 Year Maintenance Plan (Droege proposal)
 - 2026: ~~Oaks and Sycamores thru full subdivision (completed)~~
 - 2027: Zone 1 all trees (eastern blocks of subdivision)
 - 2028: Zone 2 all trees (central blocks)
 - 2029: Zone 3 all trees (western blocks)
 - The plan will flex with emerging issues (disease, storms, etc.)
 - To discuss
 - Recent resident requests (have Droege estimate)
 - Running oak list for winter maintenance
 - Droege wants Zoom meeting to discuss 2027 inventory and scope of work
 - Droege 6/29 proposal (#20430) for removal of 10 trees
 - American Brush counter proposal not requested at this time. However AAB removed trees at 7045 Stanford (\$575 < Droege) and 7255 Amherst (\$250 > Droege)
- **Capital Improvements (Streets, Sidewalks, Curbs, Gutters)**
 - Completed
 - Gave Luth the concrete mix colors for Stanford project
 - To discuss
 - Dan has list of 7000-7100 Stanford addresses and owners, flag those with carriage walks for communications contact
 - Princeton carriage walks – will be done with 2026 sidewalk repairs
 - Sidewalk repairs will occur when Stanford work is complete
 - Gravel accumulation at N/W corner of Midland and Cambridge
 - Should be less accumulation since construction debris has mostly washed away
- **Snow Removal**
 - No updates

- **Neighborhood Beautification**

- Resident permit requests
 - Fence construction at 7045 Cornell–approved via email
 - Fence construction at 7266 Princeton–approved at meeting
- Action on previous quotes
 - Quotes for new sawhorses at Midland intersections (order 20)
 - \$350 each
 - Additional \$150 each to powder coat white
 - Additional \$50 each to green stripe
 - Expressed preference for red stripe
 - For an order of 20 the cost could be \$10,000-\$11,000

- **Finances**

- Month End Reports (see tables below)
- Discussion of residents who contacted about not receiving assessment billing (waiving late fees)
 - Dan and Maggie approve waiving the late fees
- Legal
 - Lawyer says delinquency liens are completed but we haven't received notice of filing yet
 - Looking into new legal representation
- Home sales: 3 new houses posted for sale since last meeting, 1 delinquency (funds received)
- Continued investigation into new property management company

- **New topics/Resident questions**

- Stop sign theft at Princeton/Cambridge island
 - Dan replaced with extra sign from gates
 - Filed police report
- Ameren work on manhole repair at Delmar and Vassar to being Aug 31
- Resident idea: For new signage–explicitly state “no soliciting”

- **Other Business**

- Pending actions from previous meetings
 - Midland Corner Lots (holdover from Feb meeting)
 - Re-calculated frontage for properties on Midland
 - Will contact residents directly about how their billing will change
 - We will lose approximately 300 linear feet of billable frontage (approximately \$4300 at 2026 rate)
 - New signage to replace “blue signs” and additional signs for gates
 - Proposal for doing an inventory of current street signage to assess needs
 - Street signage and speed bumps for slowing speeding traffic
 - Amherst/Vanderbilt/Jackson intersection
 - Coroplast signs to hang from sawhorses for street sweeping, bulk pickup, leaf raking (pending sawhorse order completion)
 - Revive Communication Committee and Beautification Committee
 - New section of website with lists of contractors that have done good work in subdivision
 - Redo welcome letter for new residents
 - Consider a blanket program to bulk remove sweet gum trees if resident agrees to pay for sapling planting and maintenance (Springfield, IL model)
 - Working with other private subdivisions on common issues (new email

- sent to meet with new UCity manager)
 - Street sweeping frequency
 - Building permits needing trustee signatures
 - Preferred vendors for tree care
 - Zoom option for AGM 2027
 - Snow contract: both lanes of snow removal instead of one center lane?
 - Removal and planting list to Droege
 - Possibly establishing UPark as an NID?
 - <https://www.ucitymo.org/418/Neighborhood-Improvement-District-NID>
- 2026 Public Works Schedule
 - Sept 14-18–East Area bulk item pickup
 - Sept 21-25–Central Area bulk item pickup
 - Sept 28-Oct 2–street sweeping
 - Nov 2-6–East Area leaf collection
 - Nov 9-13–Central Area leaf collection
 - Nov 30-Dec 2–East Area leaf collection
 - Dec 7-11–Central Area leaf collection
- **Upcoming Monthly Meetings**
 - Tuesday, September 15, University City Public Library Room 208
 - Tuesday, October 20, University City Public Library Room 208
 - November and December meetings TBD
- **Meeting Adjournment** - 7:09pm

Monthly Summary Report	Jul	Notes
Beginning Assets	\$487,178	
Income	\$42,223	
Expenses		
Admin	\$3,760	
Utilities	\$33	
Grounds--Trees	\$38,841	
Grounds--Streets & Sidewalks	-\$29,167	June correction to Capital Project Reserves
Grounds-Lawn	\$1,343	
Grounds--Snow		
Insurance/Taxes	\$0	
Total Expenses	\$14,809	
Cash Flow (Income - Expenses)	\$27,414	
Capital Project Reserves		
Street and Sidewalk Repair	\$30,828	
Ending Assets	\$483,764	

	2026 YTD	2026 Budget	% Budget
Income	\$ 590,861.98	\$ 620,660.00	95.2%
Expenses			
Admin	\$ 14,849.30	\$ 24,450.00	60.7%
Utilities	\$ 230.05	\$ 425.00	54.1%
Grounds--Trees	\$ 101,076.50	\$ 108,000.00	93.6%
Grounds--Streets & Sidewalks	\$ 26,957.45	\$ 50,000.00	53.9%
Grounds-Lawn	\$ 4,390.29	\$ 7,500.00	58.5%
Grounds--Snow	\$ 7,282.13	\$ 20,000.00	36.4%
Insurance/Taxes	\$ 8,838.00	\$ 8,800.00	100.4%
Total Expenses	\$ 163,623.72	\$ 219,175.00	74.7%
Capital Project Reserves			
Street and Sidewalk Repair	\$ 30,828.00	\$ 400,000.00	7.7%
Expenditure Total	\$ 194,451.72	\$ 619,175.00	31.4%

Delinquencies as of 8/13/2026

Category	Total	# of Accounts
\$1-\$1000	\$ 38,294	74
\$1001-\$3000	\$ 125,018	72
\$3001-\$5000	\$ 40,574	11
\$5000+	\$ 83,173	10
Grand Total	\$ 287,059	167

- 29 of the delinquent accounts are owned by LLCs (down 2 from July)
- Number of accounts decreased from 208 to 167 (down 41 from July)
 - Reference: 138 accounts in August 2025
- Overall delinquency amount down about \$40,000 from July