

University Park Board Minutes January 9, 2024

7:00 at the Clubhouse/Zoom

Universityparkks.org

This meeting is being recorded, including both the live and Zoom audiences, for future reference. Please stand and state your name before speaking. Brief, on target and to the point.

Call to order: Board members, James Slaymaker, Jo Ann Zahner, Sarah Dahl

Community present and on zoom: Karla Slaymaker, Ryan Dahl, Curt Frederick, Ward Nippert, Jim Jackson, Krista & Ethan Sylvester, Laura Mendenhall and Bryson Funke, Shauna and Nick Bedford, Tracy and Gordon Sabo, Rita and John Cassida, Richard and Laura Soash

Installation of new officers – James Slaymaker – President, Jo Ann Zahner – Secretary and Sarah Dahl– Treasurer.

Introductions/Announcements/Presentations

Thank you very much to Richard Soash for his tenure as President of UP. His time, energy and dedication to our community is very much appreciated.

Audience comments:

Ryan Dahl made a comment regarding people using the burn pile without paying or if there is a way it can be verified. At this time, it is the honor system.

To clarify to those that don't know what can be taken to the burn pile:

University Park Brush pile & lumber pit. Permitted in trees, brush (organic materials), Permitted in clean lumber and pallets only.

*All other treated lumber, trash, cardboard, railroad ties, furniture, mattresses, appliances, construction debris, shingles, tires, flammable liquids, or any other heavy smoke producing materials are **strictly prohibited**.*

Annual fee required, individual access can be revoked. Burn permits may be revoked and fines imposed by Riley County and KDHE for violations. Per K.A.R. 28-19-645-48.

There was also a comment about UTV's on the walking trails and how they are tearing up the property. We propose to put more signage and communicate to people, so they know not to use unauthorized vehicles on walking trail.

Approval of November meeting minutes and financial reports for November and December. No meeting held in December. **Minutes and Financial reports Approved 3-0.**

Old Business:

Sewer/Lagoon Update – see updates at universityparkks.org website.

Standing Committee Reports- **volunteers are needed for ALL committees.** Please talk to committee lead or send your interest to the universityparkboard@gmail.com

Boat Ramp – Don Turner plan to rebuild boat dock. Working with the Corp of Eng to ensure changes are approved. Don's plan includes making it safer to take it in and out. Need volunteers for this committee. **The dock trailer has a flat – can someone help with this?** Contact Don directly if you can help.

Golf Course – Jeff Luna has agreed to head this committee.

Welcome Committee – We need to have a lead for this committee. Currently Roxanne Martens , Stacey Chizek and Aly Gilbert are on this committee.

Firewise – Karla Slaymaker

Parks and Rec – Curt Friedrich - The County commission approval of 2024 requests. Our request for 2024 for pickle ball court was \$25,000 – we received \$11,000. Total we have received is \$18,000 (\$7,000 rolled over from previous year). We either raise the balance needed or see if we can get the balance in 2025. For now we will level out the ground and put grass seed until we get the funds. Next meeting is March 2024. If anyone is interested Greg Eyestone is offering viburam bushes – please contact Greg directly (geyestone@rileycountyks.gov).

Sherman Township – Tracy Sabo attended the December meeting. There were a couple items to note. 3 roads will be graveled in our area (Bayview Circle, Mark Road and one more). They are (or have) contacted Jami Johnson regarding concrete pavers in the roadway which affects the road grater.

Golf Course Prairie Management - Laura Mendenhall said the Cedar Tree harvest was a success and she would like to repeat this event in Dec 2024. Boy Scout troop 74 from Manhattan is going to help us by mapping remaining Old World Blue Stem stands (to earn their environmental science merit badge). We are still considering burn as a management tool. James S and Laura will meet with John Martens to decide the next sections to burn in the spring.

Equipment – Curt Friedrich. All good with the equipment. Curt is our primary maintenance person for UP and Curt manages the burn pile.

Firehouse build – John Martens. James S met with Clancy –the Riley county attorney has paperwork that they need UP Board to sign to move forward with land swap. Document is expected by end of January 2024.and they are looking at a land swap. Plan is to swap current fire house for space south of rental house. This has been going on for years and we look forward to this being resolved.

New Business

Picnic dates and meeting dates – approved 3-0

Meeting Dates (typically 2nd Tuesday of each month)

Feb 13 May 9 Aug 13 Nov 12
Mar 12 June 11 Sept 10 Dec 10
Apr 9 July 9 Oct 8 Jan 14 2025

Summer picnic dates (typically 3rd Saturday)

May 18 July 20 Sept 21
June 15 Aug 17 Oct 19

2024 Fee Structure

Traditionally University Park charged \$100 per household for those playing golf. As a community, many non-golfing households have already recognized the importance of paying the fee to support this community resource for other activities such as walking trails, Heywood Park, enjoying the views while driving golf carts and UTVs, etc. In 2023 we changed the name to Annual Parks Usage Fee that gives households use of all of these resources including ball golf and disc golf. This change resulted in more households paying this fee which helps fund; labor, fuel, maintenance, and equipment that is required to maintain these grounds we all enjoy viewing while driving through University Park.

ALL below fees approved 3-0

- **Annual Parks Usage Fee including ball/disc golf** - \$100 per family
- **Annual fee for disc golf** - \$30
- **Annual disc golf fee with golf cart** - \$100 (use same logo this year with new color)
- **Daily ball/disc golf fee** - \$5/day
- **Burn pile** will continue at \$25 annually.

UP community will continue to provide complimentary annual parks usage and burn pile access to volunteer firefighters and support personnel. **approved 3-0. Those volunteers are:** Richard Biswell, John Cassida, Jason Harman, Ed Lotak, Ross Lyons, Brian McNulty, Gordon Sabo, Tripp Schmidt, Jo An Zahner.

Mail payments to University Park ID, 7321 Hi-View Drive Manhattan, Ks. 66503 or put in the UP mailbox by the flagpole. We prefer checks or cash, so we do not have to pay fees to venmo or paypal.

Mowing fees

- **Mowing** – contracted mowing \$75.00 per lot per mow. Same fee as last year. \$225 for 3 times per year. **Approved 3-0**
- **Non-compliant Lot owners** per county regulation 12706-70 - \$150 per lot per mow. This is in accordance with Riley county regulations – use tape measure and camera before mowing. It is

preferred that all home owners mow their own property but we will step in and get it mowed when it isn't done. **Approved 3-0**

- **Mowing walking trails-** approved 3-0

Long term issues to be discussed/resolved in 2024

- **Pursue UP Rental Management Contract** – discussion only. We are looking into having a private management company take over the rental property. Currently volunteers are managing the rental. We are currently reviewing rental company contracts. If you know someone who has the following qualifications, please have them contact universityparkboard@gmail.com.
Qualifications to manage rental: good standing/recognized member of the community, recent rental management experience, ability to respond promptly to emergency calls with backup plan for response if not available, relationship with repair companies, contract knowledge for rental properties. Goal is to implement by March 1st if approved.
- **Covenant Update-** Discussed updating the covenants and the Boards desire to hire a lawyer for consultation/enforcement. Many of the covenants are outdated and not aligned with the county requirements. Years ago they were enforced by mutual agreement of the community that we all agree to follow the rules. We are not looking at making this into a HOA but instead review our covenants that make sense for our area, including covenants that are in neighborhoods nearby and fit with Riley County laws. What are we willing to pay to enforce. We want a lawyer to advise and help with this. Board motioned to hire a lawyer and approve retainer of up to \$5000.

Approved 3-0

- Be thinking about how to repurpose old fire house for community use after new Firehouse is built.
- Bayview Circle – road encroachment safety concern for emergency vehicle access and road grater.
- Discussed the future need to relocate golf holes/disc golf holes after lagoon construction. We need to be thinking about how this can/should be done.

Meeting adjourned 8:26 pm.