

# **University Park Improvement District**

## **University Park Golf Course Club House**

### **General Board Meeting Minutes**

October 10, 2019

The University Park Improvement District Board meeting was called to order at 7:02 P.M. Officers present were, President Don Turner, Treasurer Jenna Grater and Secretary Richard Seaton.

The minutes of September meeting were discussed and approved.

The October Financials were discussed.

Motion by Richard to approve. Second by Don. Approved.

#### **Old Business:**

UP work day scheduled for October 12, 2019, 8AM is tabled due to bad weather coming this weekend.

Trash cans with cement in them seem to be working fine.

Welcome sign project waiting on the trencher

The Briar Lane electric panel improvements are waiting on Economy Electric.

Screen on sewer plant. Still waiting on Bob Blume.

#### **Parks:**

1. Heywood Park: Nothing to report.

2. Golf Course: No report.

3. Disc Golf: There was a work day for the disc course Sunday October 6. Lots of brush and cedar cleaned up.

4. Parks Committee: No report.

5. County Parks Meeting: No report

## **New Business:**

Report is given on the new trees to be planted by Jack. 5 or 6 will be at the flag pole/planter. 5 or 6 northwest of the fire station. There will also be 3 roses planted in front of the planter. Planting Day scheduled for Oct 25.

Don to talk to Woody re golf shed repairs.

## **Covenant Update Discussion:**

1. There is some discussion about the idea of having tiny houses on the difficult to build lots. Other than that, nothing other than the questionnaire responses reported by Jenna.
2. See questionnaire responses. The consensus is to follow Riley County zoning requirements.
3. Consensus is that this section is appropriate as drafted.
4. This is a very much talked about section. There is talk about screening stuff off, approval of home businesses by the board, presence of dumpsters and building materials, the Nelson's dog business. This section needs to be cleaned up and enforced. There needs to be more discussion on this section and fine tuning of it and its enforcement.
5. Grammar needs to be cleaned up. "site bite, stick built" needs corrected. All out building should match or compliment the primary structure in siding, color and design.
6. Plumbing and electric references need their own sections. There is much discussion about the keeping of chickens and some about ducks and dogs. Also about the types of poultry which can be kept. This section needs further discussion.
7. Size of dwelling section. 1000 sq ft of actual living space needs to be refined. Should there be an exception available from the 100 sq ft. Note re small house discussion in sec 1.
8. Change to two stories, not including basement? 18 inch requirement needs to be removed because of the difficulty of the rocks at UP and their interference with the foundation digging.
9. 25 foot setback is RLCO requirement. Should we be able to grant variances? Since it's zoning code, is it needed?
10. Change language to trash containers from trash cans.

Community members are referred to the responses to the Jenna's questionnaire about covenant updates.

The Board believes it is appropriate to continue the covenant update discussion at the next Board meeting.

There seems to be a consensus among the community members present that there should be a vote on the changes to the covenants. The logistics of doing this fairly are daunting.

There being no other business to come before the Board at this time the meeting was adjourned at 8:49 pm

Respectfully submitted,  
Richard Seaton  
UPID Secretary