

University Park Improvement District

University Park Golf Course Club House

General Board Meeting Minutes

November 10, 2021

The University Park Improvement District Board meeting was called to order at 7:05 P.M. and was transacted in person and via Zoom teleconference.

Officers present were Jenna Grater and Richard Soash and Richard Seaton.

Attendee included Joann, Matt, Kim, Karla, James, Dave and Stacy, Mark, Gibran, Libby, Nikki and Joe, Bill and Charles.

Minutes from Oct were approved 3.0

October Financials were approved 3.0. Jenna reported that we spent \$27K so far this year. That the accounts cumulatively have \$55K in them. We will have bills of about \$3K in November and December. Rental house needs attention now. County will show us in the hole because we told them we'd spend \$30K, and they said we could spend \$35K. Soash suggests we stay under the \$35K but continue while the momentums there.

Liability insurance issue was tabled until the December meeting.

Rental house:

Last lease was 2017.

No copy of it to be found.

Rent should have gone up but hasn't. Current rent is \$1000
Seaton to draw contract and have it effective Jan 1, 2022.

We agree to raise rent to \$1300 per month, effective 1.1.22.

Motion passes 3.0

Leasing company discussion:

We need to make sure UP is covered for volunteer workers at the rental house.

We need a regular point of contact for renters. Soash volunteers.

Community does not want to hire a maintenance company

Motion to hire leasing company is not approved, 3.0. Decision is to table issue for a year and revisit the idea of a leasing company.

Club House:

Needs gutters all around.

Paint in the meeting room

Bill will give a CO2 detector.

Soash will meet with the Director of Public Works John Ellermann on Nov 18. Issues to discuss:

- Speeding
- Sewer Maintenance
- Exercising of water valves.
- Joel reviewing ¼ of manholes every year.
- John Martens will look into water issues
- Ellermann to appear at Dec 14 meeting. We hope he will have some solutions

Standing Committees Reports:

Firewise:

- Karla reports plenty of Firewise hours turned in.
- Turkey Trot 5K on Thanksgiving at 9AM.

Golf Maintenance:

Laura reports they have met. Old World blue stem is becoming a big problem, especially on holes 5 and 6. It prevents other plants of all kind from growing. Herbicide needs to be applied in first 2 weeks of June. Committee is working on details of long term plan to control it. They will have a plan on mitigation in 2 months. The costs of equipment varies. Herbicide is available from KDWPT. It will take several years to get rid of it.

Parks and Rec: (By Soash for Curt)

Will request money for: Golf flags, seed and dirt, picnic tables with backs, in-ground adjustable basketball goal, fence for basketball court to keep balls out of the draw.

Sewer and Water:

Joel and Tina are cooperating and seem to be doing a good job.

Sherman Township:

Bill has been going to meetings. Be good if more UP residents attended.
There is a discussion about gravel vs sand on our roads.

Social Committee:

Michaela reports the turn out for October picnic was good with lots of kids and adults attending. Seaton and Schindler will cook pork shoulder for the May 2022 picnic. Travis did the trick or treat signs. Looked great. He did them at his expense. Attendees collected money to help reimburse his expenses. Michaela wants to do UP trick or treat on Saturdays, going forward.

Welcome Committee:

Joanne reports that the committee made 9 visits to new folks. They gave out baskets. There are several they need to follow up on.

Rental House:

Matt, Dave, Stacy, Samantha, Anthony Pearce, Joe Modean

Sewer and Water: Rita Cassida, John Martens and Kelli Nelson

New Business:

Flooring for club house.

Ron Schwab has given \$500 for the project. Joe says \$135 for bathroom Meeting room \$500 to 600. Budget set at \$750, but it was decided wait until the March meeting to proceed.

James on guttering bid:

Wildcat \$1186, agenda item left open to get more bids, passes 3.0

Motion to fix flues at rental house, passes 3.0

Board says meeting going forward will be by Zoom beginning 14 Dec 2021 until further notice.

Fundraiser golf tournament May 7th. Done by Stacy and Dave.

Meeting adjourned by President Soash at 8:35 PM

Respectfully submitted,
Richard Seaton, UPID Secretary