

## **University Park Board Meeting Minutes March 12, 2024, 7:00 at the Clubhouse/Zoom**

### **Universityparkks.org**

This meeting was recorded, including both the live and Zoom audiences, for future reference. The link to the Zoom recording is uploaded to our website under University Park Info – 2024 Board Meetings.

**Call to Order** 7:00 pm: Board Members James Slaymaker, Jo Ann Zahner, Sarah Dahl present

**Community present:** Karla Slaymaker, Jim Slaymaker, John Cassida, Don Turner, Ryan Dahl, Todd Schmidt, Jeff Luna, Kim Luna, Tracy Sabo, Travis Gilbert, John Havenstein, Laura Mendenhall, Gary Geger, Amie Winters, Gibran Suleiman,

**On Zoom:** Laurie Brunner, Shawna and Nick Bedford, Ethan Sylvester, Aly and Travis Gilbert, Jim Jackson, Bryson Funke, Mike and Michaela Closson, Susan Turner, Curt Frederich, Danielle Maple, Patrick Siebert

#### **Introductions/Announcements/Presentations/Thanks**

Thank you, Tracy Sabo, for creating the survey for work needed around the community and compiling the input.

Thank you, Aly Gilbert, for agreeing to coordinate the Easter Egg Hunt on Saturday March 30<sup>th</sup> at 11:00 am

Thank you, Danielle Turner for offering to take over cleaning the clubhouse. We appreciate all those who offered to help with the need. James said he made a mistake and didn't discuss the expense with the board and the community. He moved quickly because we had a dirty bathroom, a qualified volunteer at the same cost of \$25 per cleaning as previously agreed upon. He will aim to do better in the future.

Welcome to all new community members. Welcome to Amie Winters (new resident at meeting) If there are new residents, please let Don Turner know so he can get in contact and give them our welcome gift as well as get their contact information.

#### **Audience Comments**

Please stand and state your name before speaking. Keep comments to under 5 minutes. Be Brief and respectful of the Board and other community members. Audience will have the opportunity to take part in discussion of agenda items in the order that they appear on the agenda.

Approval of February meeting minutes and February financial reports.

**3-0 approved.**

## Old Business

### Standing Committee Reports -

**Boat Ramp** – John Cassida is head of committee. John has made good progress on boat dock; he feels we may need all new floats – he will let us know. He also replaced the tire completely on the trailer. He has a source for the floats if we end up needing them. John is working on this himself but will call in volunteers if needed. Gangway needs a new board, but it is in decent shape other than that.

**Golf Course** – Jeff Luna (need volunteers) He will get more involved after recovery from knee surgery.

**Welcome Committee** – The committee members are Aly Gilbert, Stacey Chizek, Alicia Firstbrook-Stott and Don Turner.

**Firewise** - Karla Slaymaker – Will be scheduling community workday – **Saturday April 13<sup>th</sup> at 8 am** was identified – it will likely be a full day. We will feed everyone. If you could bring your saws, tractors with grapples, skid loaders, pickup trucks, trailers, haulers, gloves, clippers, anything to help trim. We will also be hauling brush so there is a job for everyone. Meet at pavilion at 8 am. Contact [universityparkboard@gmail.com](mailto:universityparkboard@gmail.com) or respond to the post on Facebook if you can join us and if you have equipment that you will be bringing like saws, trucks, trailers, tractors, etc. for the workday. if you want to help with getting food for the workday. Agreed to up to \$200 for budget.

### **3-0 approved.**

Firewise is a great service that we are a part of, and its mission is for communities to take appropriate measures to become more resistant to wildfire structural damage. They will also come out and do an audit of your property and surrounding area and give you advice on how to improve it in relation to fire danger. For more information contact Karla Slaymaker through the board email [universityparkboard@gmail.com](mailto:universityparkboard@gmail.com). Residents can submit Firewise hours monthly to support our annual certification. The community workday will also go towards our annual certification hours. John Cassida reiterated clearing out the cedar trees that are close to your house – they are a danger during the spring wildfire season. Mike Closson reminded everyone that April is a burn ban month unless you are ag. That means we will have debris in the burn pile till May before we can burn again.

**Parks & Rec** – Curt Friedrich- no meeting in March – county parks will meet again in June. Everyone got their funding that was approved. We should have enough for the pickle ball court in 2025.

**Sherman Township** – Tracy Sabo – meeting next Tuesday February 20<sup>th</sup> 7:00 pm at UP Clubhouse. County takes care of the snow on the blacktop. The snow was a problem all over our county plus a breakdown of a piece of equipment. WE do split duty with the grater with Wildcat Creek township. They are planning on adding to their equipment. A reminder that we are a rural area, and we won't get the service they do in town.

They will be working on the roads to improve the crown in the middle. They will be moving more to gravel from sand. The next meeting is the 2<sup>nd</sup> Wednesday at the UP Clubhouse.

A comment was made that the mail wasn't delivered for 10 days. That is a problem with the mail vehicles and the substitute drivers. Another comment was made to make sure your mailboxes are properly marked so that the drivers can see what address they are delivering to – Jim Goff makes a good mailbox marker. We will see if we can get a bulk price for the community.

**Golf Course Prairie Management** – Laura Mendenhall – See walking path map on Facebook and sent by email. We would like to propose limiting those paths to foot traffic only. Do not drive on the walking trails so it limits erosion. Where can your motorized vehicle go on the golf course – should they only be on fairways? We need to consider if this is something we want to enforce it. Starting with reminding people nicely. It is okay if you are a work party, and you need to prepare for work to be done and you are using that vehicle to help clean up – that is a different matter. Think about this – we will bring it up in the next meeting to discuss. We could look at marking more clearly the golf cart paths. People may just not know. More communication and a better map for course.

UP intends to utilize burning to assist in management for invasive weeds. We could use community members assistance. The committee will be meeting on Sunday to discuss burning and managing the golf course. We are looking at doing the burn in March if possible. A comment was made that it was very much appreciated how the course was being worked on.

**Funding for the Easter Egg Event - Saturday** March 30<sup>th</sup> at 11:00 make sure you RSVP to Aly Gilbert \$100 budget **approved 3-0**

**Equipment** – Curt Friedrich – no updates Curt will be doing regular maintenance on the equipment.

**Firehouse Build** – U.P. Board received a draft for the agreement to transfer the old firehouse building for the land that the firehouse is going to be built on (on the other side of the rental house). We want more clarity regarding the property and transferring back to UP if the firehouse isn't needed in the future. Wants it back to UP and not the county. Sarah Dahl suggested we check into doing a land lease – which is very common. Since it is UP land – it really isn't a swap. 99-year lease for a \$1 per year. It would be a lot easier for all parties. James will ask Clancy at the meeting. A comment was made about will the firehouse-will it keep the same name when it is rebuilt. We do not know the answer to that.

**Sewer/Lagoon Update** -see updates at [universityparkks.org](http://universityparkks.org). Full recap from start to finish regarding how we got to where we are on our sewer and the future lagoon. We did get approval on the grant money which covers a good portion of the costs.

**Kansas Open Records Act** Working to get new form for **Kansas Open Records Act** requests on the website.

**Annual parks usage flags** have been ordered – should be here in March.

**Water rates** – no increase currently per the City of Manhattan and the Rural Water District.

**2024 mowing letters** were approved in Feb and will be sent out in March.

**UP Rental Management Contract** – still gathering information. Looking at Italian Estates, Abode Construction (David Adkins in UP) and Asset Performance LLC (Randy Taylor in Lakeside). Postponing decision till April.

**Replat concerns** Update from Riley County Planning Board meeting last night concerning the replat request made by Danielle Maple, 7213 Mound Ridge to have a lot big enough for Riley County to allow her to have 1 animal (a donkey) housed on her property. The Planning and Zoning Board received letters from two concerned community members, and James Slaymaker spoke on behalf of the community. The Planning and zoning Board approved the replat request with 4 yes and 1 abstain. The replat request will now go before the Riley County Commissioners on 21<sup>st</sup> of March for final approval. Any concerned community members should contact your commissioners or attend the meeting. James will be attending the meeting as agreed upon last month and speak against this request as the university Park Board and an individual property owner.

**Covenant Enforcement** – At the February 13, 2024, meeting the Board voted to move forward with enforcement of the Amendment Covenants of Restriction, June 12, 2001, Item 6, No Livestock shall be kept upon any lot; specifically, the donkey located on Danielle Maple's property at 7213 Mound Ridge Rd Manhattan, Ks. 66503. Our attorney is preparing a petition to find Danielle Maple in violation of the Restrictive covenant and seek an injunction from the district court denying her the right to continue to keep the donkey on the property. We will be seeking reimbursement from Danielle Maple for lawyer costs and court fees. This action has already been voted on, approved, and funded through the University Park Board.

A question was asked about a loss of property values due to livestock being kept on UP property. Recommendation was that if you are concerned you should appeal your taxes individually.

**Executive Session** – held on Feb 13, 2024, following U.P. Board meeting was attended by board members James Slaymaker, Jo Ann Zahner & Sarah Dahl and Attorney Joe Knopp discussing steps for proceeding with covenant enforcement to include legal action to prevent the keeping of livestock on any lot – in this case 7213 Mound Ridge Rd. The discussion lasted 32 minutes and was adjourned.

### **New Business**

**UP Work List** – Work list will be posted on our website for those who are interested in tackling some of these projects. If UP equipment is needed, contact the board for access and possible operators. Let a Board member know if you plan to take care of something on the list to keep from duplication of work. We will also tackle them on community workdays. See Attached Work List. The board prioritized the list by perceived importance with safety on the roads as #1. If you or a group would like to tackle any or all the items listed, please let the board know when complete. If you need assistance with equipment, please contact the board ahead of time. Some of these items will be completed during the community workday. The survey is closed now and if you had more items you

would like to add to the list – please email [universityparkboard@gmail.com](mailto:universityparkboard@gmail.com). Comment was made to put out cones or signage to alert that there are workers ahead on road.

**Prescribed Burning on Golf Course** – A meeting to go over the prescribed burn is scheduled to take place on Sunday March 17<sup>th</sup>. That group consists of Laura Mendenhall, Bryson Funke, James Slaymaker, Gibran Suleiman, Jim Jackson, Derrick Alcala, John Cassida and Don Turner if available. Suggestion is that volunteer fire department attend when this burn is planned. Trying to accomplish in March prior to the April ban. Weather dependent – will publicize when burn is going to take place.

**Riley County Commissioners Meeting March 21<sup>st</sup>** – James Slaymaker is on the agenda to talk about how Changes to Riley County Land Development Regulations signed in 2022, impact the University Park Community. Residents' attendance and/or input at this meeting would be helpful.

**Motion was made to leave the meeting open** for a future executive session to allow us to consult with the lawyer in the next three weeks.

**Approved 3-0**

## **University Park Work List from Survey February 2024**

Before clearing the roadside ditches, please discuss work to be done with adjoining property owners so they are aware. Work should only be completed on Sherman Township or Riley County roadside, not on anyone's personal property without their permission. If U.P. equipment is needed, contact the board for access and possible operators. Let a Board member know if you plan to take care of something on the list to keep from duplication of work.

1. Tree trimming on roadways and intersections for safety:
  - a. Clear the cedar trees along Hi-View Drive as you enter University Park to Lakeview
  - b. Clear overhanging trees inside curve on Redbud across from 7017 Redbud
  - c. Roadsides of Hawthorne Lane particularly where it intersects with Rimrock.
  - d. Northside of Redbud from the intersection w/ Rimrock going towards Lakeview (Krista/Ethan Sylvester's property).
  - e. Trim trees along mound ridge going to boat ramp and at Briar Lane intersection.
2. Tree trimming on golf course/Heywood Park
  - a. Clear dead trees in areas of holes 1,2 & 3
  - b. Clear trees from south fence of golf course before they grow into fence.
  - c. Remove cedars on golf course.
3. Other
  - a. General trash clean-up along the roads
  - b. Re-stack rock wall behind clubhouse where there is the opening to walk through.
  - c. Re-stack rock wall by hole 7
  - d. Need volunteer to water trees on hi-view and north of fire house.
  - e. Clean up the dead end of hackberry, tree branches piled up, remove the dirt rocks, weeds, and trees in front of existing drainage concrete curb so that turn around can function.

