

**University Park Board Meeting Minutes June 11, 2025**  
**7:00 at the clubhouse and on ZOOM**

NOTICE: All attendants will need to state their first and last name on the sign-in sheet or have their first and last name displayed on the Zoom meetings. This is for proper recordkeeping of the UP public meetings. If your first and last name is not displayed properly on Zoom, you can provide it in the chat, or speak it aloud at the start of the meeting. If your first and last name has not been recorded by 5 minutes after the start of the meeting, you will be removed from the Zoom. This meeting is being recorded, including both the live and Zoom audiences, for future reference. Viewer Discretion is advised. To adhere to proper record keeping, the audio and visual recordings will stay active throughout all Zoom meetings.

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Call to Order: Board Members present: Sarah Dahl, Jo Ann Zahner, James Slaymaker

In person: Karla Slaymaker, Jim Jackson, Officer Wagenblast #48 RCPD, Sande Williams, Evan Risdon, Heather Morgan, Mike Couch, Todd Schmidt, Gary Gegen, Curt Friedrich, Kathy Frisbie, Dave Chizek, Stacey Chizek, Don Turner, Danielle Maple

On Zoom: Susan Tucker, Travis Gilbert, Ethan and Krista Sylvester, Kim Luna

### **Announcements**

**Annual Parks usage flags** are here. If you paid and have not received a flag, please let us know. Flags were delivered to mail boxes over the last couple weeks.

Don't forget the **Community Picnic** on Saturday, June 21, 6:30pm at the pavilion. Bring a dish to share and whatever you want to drink.

Thank you to Sarah Dahl, Jim Jackson, Kelli Nelson and Sande Williams for putting their names on the ballot to run for the University Park Board. There will be an opportunity for the candidates to introduce themselves at the October Board Meeting.

Flint Hills Forestry Mulching did a great job! The final cost was \$2,500 which was \$500 above the initial estimate due to the increased area that was mulched. They did not do the area across the road due to the fact that they were already over the original estimate.

### **Audience Comments**

Please stand and state your name if you have any comments. Keep comments to under 5 minutes. Be brief and respectful of the Board and other community members. The audience will have the opportunity to take part in discussion of agenda items in the order that they appear on the agenda.

No comments from the board, from audience or online.

Please note that meeting minutes are a brief summary of the meetings that are kept as a permanent record on the University Park Board website. If you are interested in more details, the ZOOM recordings are temporarily posted there as well for your reviewing convenience or download. Community will be notified prior to

deletion of ZOOM recordings. The Board does not keep them indefinitely due to the cost of storage on the website.

## **Approval of April and May Meeting Minutes and Financial Reports – Approved 3-0**

### **Old Business**

#### **Standing Committee Reports**

Boat Ramp – John Cassida- high water 6’9 above normal, road covered in water, received \$5.00 in the donation box. The annual dock inspection is July 11<sup>th</sup>. John will be there for the inspection. Curt mentioned that the lake level will be high during the dredging planned by the dam. Will confirm the water height and whether the dock should be removed sooner as opposed to later.

Golf Course - Jeff Luna – no update

Welcome Committee – Temporary volunteer, Karla Slaymaker Welcome to Evan Risdon and family (Evan attended the meeting)

Firewise – Karla Slaymaker another community workday will be planned later in the year. Please report your Firewise hours to the board. [Universityparkboard@gmail.com](mailto:Universityparkboard@gmail.com). We are looking for another volunteer to take over the community Firewise program and Karla will be glad to teach how to file annual reports.

Parks & Rec – Curt Friedrich – was not at the meeting

Sherman Township – Tracy Sabo. No meeting in June and they are hoping to schedule a meeting in July. If you have a problem with the road please contact Sherman Township.

Golf Course Prairie Management – Laura Mendenhall – all has been sprayed, and the burn is going to take place in the fall. Plan is to spray the burn pile again. It was suggested to get the spraying done earlier than later in the year. The burn pile will be sprayed again soon.

Equipment – Curt Friedrich

Comment online thanking Bryson Funke for removing the invasive thistle.

**Sewer/Lagoon Update** – Updates continue to be posted at [universityparkks.org](http://universityparkks.org).

**Firehouse Building** – Work continues. The bathroom is complete. We had offered to provide a sink and toilet but they are already installed. There was a question about the propane tank and who owns it. We do not know who owned the propane tank We will lease or purchase a propane tank.

**Heywood Park Sign** Brian McNulty is working on the sign. Congratulations to Brian on his retirement from the Army Corps. He has been our primary contact for many years. Thank you, Brian! Our new contact will be Caleb Snider. Brian also mows around the University Park sign – thank you!

**Pickleball Court** – Thanks to Mike Couch and Heather Morgan for spearheading this project! More to come on this in the coming months.

#### **Update from Army Corps of Engineers concerning catfish carcasses left in boat dock area – Jo Ann**

Angelia Lentz came out and she has been watching it carefully – she put together a letter and recommended a sign to be purchased by UP. We asked the Corp to produce a sign with enforcement. Angelia asked for us to continue to watch and report problems – try to get a description of the violator’s boats and vehicles and a license plate if possible. This is not a fish cleaning area. Angelia is looking into whether they can provide a sign.

## Other things to think about that need to be resolved in the future...

1. **Plans for utilizing the old fire house**
2. **Sewer lagoon project**
3. **Reconfiguring golf & disc golf course layouts** after lagoon project is complete.

## Covenant Discussion and Vote to update or eliminate

We are going to vote tonight on whether to update or eliminate the UPID Covenants. We had three special meetings beginning in March to discuss the future of Covenants. We offered the opportunity to Community Members to respond to a survey with their vote at the beginning of this process and again after the last meeting. The final survey result on Facebook was 19 residents voted to eliminate the Covenants and one voted to update. Through e-mail, we had 24 responses, all in favor of eliminating the Covenants. – 13 of these were confirmed residents, the rest were anonymous responses.

We appreciate all those who took the time to participate in this process through discussion and survey responses.

The original survey had 14 responses: 10 that wanted to eliminate the Covenants and 4 that would prefer to update.

Covenant #21 of the original Covenant document says that the covenants shall run with the land and shall be binding upon all lots in said University Park Improvement District until the same are changed or eliminated. Once the vote is completed tonight, the Board will prepare the appropriate documents for the official signing next month. We will vote first whether or not to eliminate the Covenants and rely completely on Riley County regulations and enforcement and then have a second vote about updating if needed.

No comments from the board.

Danielle Maple asked about wanting to speak at the meeting. She has 15 questions about the covenants. She wanted to know why the police were called for her parking on the side of the road. James answered he did not know. She asked about where does it state in the covenants that you have to mow three times a year. Why did she have harassment during the pandemic regarding her grass. James answered he did not know. If the lawsuit was about the covenants, then why was Carrot (the donkey) here for 5 months before the lawsuit started? James answered he is not sure. Why did we only go after Carrot then if that was about the covenants after she put her sign saying that University Park was a giant pile of shit? James answered that he didn't think the two items were related at all. The lawsuit was about the covenants – why did you advise people to sue her if University Park lost. James answered that he does not recall that. Danielle Maple said she could show multiple quotes about a discussion of property values going down because of her donkey. The purpose of the lawsuit for the covenants was to protect a landlocked park worth \$3000 why did you spend three times as much suing me for having a disability animal. James answered that was not the reason the lawsuit was brought. Danielle Maple said she tried to buy the landlocked park before University Park came after her and she said that we tried to give away the land to one of her neighbors. James said he was not aware of anyone being offered that land for free. He also said we aren't interested in selling that land to anyone. Danielle Maple asked Why if you knew in Feb 2024 and we sued her – why didn't we tell the residents that Carrot was a federally protected disability animal in February. James said he doesn't recall what was said. Sarah answered that there were lots of details in the lawsuit that were not shared publicly – the majority of the details which would include Danielle Maple's ESA letter were not shared at any meetings. They were discussed in special meetings by the board and with our attorney and with Danielle Maple's attorney. If Danielle Maple wanted to make public about her ESA and her status that is on Danielle Maple. At the last

meeting Danielle Maple was told that it was normal for people to have chickens for the last 8 years even though they are against the covenants. Why weren't others sued for having chickens? James answered that he had no idea what the previous boards thoughts were on this subject and that she has one more question. Danielle Maple asked why was she denied zoom links and she wasn't allowed access? James said he had no idea. Danielle Maple asked why did he say the re-plat was about Carrot and not about her shed? James said that's not what it was about.

Last question by Danielle Maple was, would you rather come to an agreement for the documented discrimination she has going back to 2016 now or would you rather go back to court. James said to the attendees that we did get a letter from Danielle Maple. She is requesting \$35,000 for her to be nice and go away quietly as a peace offering. Danielle Maple said she feels that it is the adult thing to do to discuss this prior to going to court. James said it wasn't an official request – and if she wants to make an official request then send us an email officially requesting.

There were no more comments on the covenants by those present, on zoom or by the board.

A motion was made to approve the elimination of the University Park Covenants and rely on Riley County regulations and enforcement.

**3-0 approved**

### **New Business**

**Discuss Non-Compliant Lot Mowing by UPID that is billed to Riley County Property Taxes** For those of you who are not familiar, historically the Board has mowed lots with overgrown grass and then billed the lot owner's taxes. Property owners were notified of this requirement to mow grass with a yearly letter in the spring. University Park is a taxing authority meaning the Board sets the mil levy for University Park property. That is what allows the Board to mow non-compliant lots and put the fees on their taxes. Some Boards have chosen to do this and some have not. James has been the one filing these tax assessments for the last three years following Riley County Resolution 12706-70. James is not going to continue with this practice because he thinks it is important to utilize Riley County for enforcement.

If one of the other Board Members wants to continue this policy then speak now? Sarah & Jo Ann, do either of you want to take this on? No – neither Sarah or Jo Ann would like to take this on.

If someone has a problem with a property owner who isn't mowing some suggestions are to first talk to their neighbors if the grass isn't mowed, second option is to mow it yourself and third is to report it to Riley County nuisance line to handle this. A question was asked if we need to mow our ditches. A lot of people do because it could take a while to get it mowed by the county. As a courtesy University Park has come through and mowed.

If any of us have a problem with a community members grass being too tall (over 12 inches) you can work it out with the property owner or contact Riley County Planning and Zoning. If future Boards want to file these assessments, they will still have the authority.

We will still finish the mowing that we were paid for this year. It will be up to the board next year if they want to continue mowing for residents.

### **Rental House –**

James got a call in the evening that the washing machine was backing up into the basement through the floor drain. Contacted Hood the next day to come out and snake the drain. They snaked the drain from both directions. The condition of the drain required commercial steam cleaning of the line. The plumber initially

thought the line had collapsed due to the severity of the obstruction so the steam cleaning was a much better option. As a reminder to all of us, property owners are responsible from your house to the main sewer line. Wipes, grease, Ramen Noodles or any pasta or rice, among others can cause an obstruction and cost you money. The drain has been cleared and inspected with a camera.

Renters notified the Board two weeks ago they had a mice problem and they had gotten a quote for remediation back in November. Their quote included replacing all of the insulation in the attic at a cost around \$17,000.

James contacted American Pest and they came out and did an inspection last week. They found indications that mice had been present in the attic at some point and they found current evidence of mice activity in the house. American Pest did not recommend remediating the attic. They recommended sealing the exterior access points and setting traps to remove mice living in the house. They quoted sealing the house up for \$712, \$348 to set up mouse traps and then follow up for \$29/month until mice have been removed.

After walking through the property with American Pest, James is recommending to the Board to pursue the corrective service option they offer to seal up exterior entry points for mice and set traps to catch any mice that are already in the house. The tenants will also need to do their part by not leaving open food out in the house. Once the exterior entry points are sealed and mice removed, the responsibility for maintaining a rodent free home will fall to the tenants. There are three things that James will do to help with this problem: their are holes where they blew in insulation between the interior dividing wall that James will seal up, the old vent in the basement needs to be removed and plugged and there is some water damage on the soffits that James saw that needs fixed. He will take care of those three. Sarah suggested that we pay for 3 months to make sure that the mice had been removed. Then the tenants maintain a mouse free environment and make sure they seal all food including pet food and treats in plastic containers. This way we can get to a stable position. Don Turner suggested ½ paid by us and ½ paid by renters. James will talk to the tenants regarding these options and come to an agreement. No matter what the board needs to take care of the structural changes. Travis suggested we may want to explore a fixed maintenance fee to take care of mice at lease renewal and that be a tenant responsibility. Susan commented that if you involve the tenants that will make sure they are doing their part to fix the problem.

A motion was made to approve up to \$1500 to pursue the corrective service option from American Pest to seal up exterior entry points for mice and set traps to catch any mice that are already in the house and not replace the attic insulation?

**Approved 3-0**

The current tenants have requested to renew their lease that renews August 1<sup>st</sup>. If the tenants are concerned about the attic insulation not being replaced then they should not renew their lease. The current rent is \$1,500 plus \$50/month for pet. James is recommending raising the base rent \$150/month to \$1,650 which we need to discuss tonight. The board intends to hire a management company to manage the rental by the end of the year. A management company usually requests payment of about 10% of the rent. Rent was not raised at the last two rental periods. Sarah brought up that typically it is a 3% increase per year and \$150 would be appropriate. There was discussion of possibly raising the rent higher due to other rentals in the area that are smaller rentals but higher rent. We are under the market value – but we are farther out from the city and this may make sense to be below those rental values in the city. It's good not to have turnover in the house.

In 2023 we had \$21,000 in expenses and last year in 2024 we had \$3000. These costs include taxes and insurance. All of the financial records are posted on our website. A pet deposit was made of half the rent (non-refundable) and there is additional monthly rent of \$50 for pet rent (that is not included in the \$1650).

A motion was made to approve the base rent increase to \$1650 per month.

**Approved 3-0**

**Any other New Business or additional comments?**

A motion was made to adjourn – approved 3-0 Time - 8:13 pm