

**University Park Board Meeting Minutes September 9th, 2025**  
**7:00 at the clubhouse and on ZOOM**

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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, Cindy Friedrich, Dave Chizek, Gary McCabe, Todd Schmidt, Jim Slaymaker, Tracey Weston, Sande Williams, Heather Morgan, Travis Gilbert

On Zoom: Jim Jackson, Tracy Sabo, Laurie Brunner, John Cassida, Krista Sylvester

### **Announcements**

Please note that meeting minutes are a summary of the meetings that are kept as a permanent record on the University Park Board website. If you are interested in more details, recent ZOOM recordings are posted there as well for your reviewing or download.

Don't forget the **Community Picnic** on Saturday, September 20, 6:30pm at the pavilion. Bring a dish to share and whatever you want to drink.

Board members Sarah Dahl, James Slaymaker & Jo Ann Zahner held an executive session with legal counsel at Arthur Green, LLP on August 28, 2025 in order to discuss the process for putting them on retainer for UPID.

### **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. Any comments?

Motion to approve August meeting minutes and financial report by both Board and audience, with no objections. **3-0 approved**

### **Old Business**

### **Standing Committee Reports**

- Boat dock – John Cassida. Boat dock and walkway is secured and out of the water. We will get a good cleaning and enhancement at a future time before it gets put back into the water. The Corp of Engineers has started their dredging experiment at the other end of the lake and the lake level should go back down a bit.
- Golf Course – Jeff Luna. No report
- Welcome Committee – Karla Slaymaker (looking for volunteers)
- Firewise – Karla Slaymaker – Plan to join us on **Saturday, October 4<sup>th</sup>** at 8:00 am for fall workday to finish cleanup, remove dead trees and thin cedars on the north side of the road across from clubhouse to allow for mowing. Lunch will be provided. Need volunteers to assist with lunch. It has been approved to use up to \$150 toward food for the Firewise workday. Thank you, Todd Schmidt, for volunteering to head up our Firewise program!
- Parks and Rec – Curt Friedrich. No report – Curt is at a Parks and Rec meeting
- Sherman Township – Tracy Sabo. Jo Ann reported that she attended the last meeting and asked the ten questions that residents asked – an email was sent out with the questions asked and answered to all residents on our email list as best as Sherman Township could. They will get back to us with the questions they needed to follow up on.
- Golf Course Prairie Management – Laura Mendenhall. A plan is being made for this fall burning – that plan will be reported at the October meeting.
- Equipment – Curt Friedrich. James reported all equipment is great. The tractor Curt is now mowing with is taller and he can't get as close as he used to with John Deere. We will need to come up with a solution to trim trees so he can get as close as he can while mowing. Will check with Don Turner if he got volunteers on his tree trimming request or it may be better for Curt to trim the trees he has identified are a problem while mowing the course.
- Sewer Lagoon Update - James Slaymaker called Evan McMillan to ask about the status of the traffic study at the intersection of Lakeview & Redbud in front of the firehouse. Waiting to hear from him. Also, we were emailed yesterday by the county that we will have to replat the rental house from the golf course because of the sewer lagoon. We have contacted the county to find out more. Updates will continue to be posted at [universityparkks.org](http://universityparkks.org).
- New Firehouse Building – waiting for contractor to begin trenching and hookup water connection for firehouse and clubhouse.
- Heywood Park Sign – Brian McNulty is working on the sign.

### **Pickleball/Basketball Court**

Thanks to everyone who responded with input via email or Facebook. As previously discussed, the original location near the clubhouse needs to remain available in the future when we need to install a septic system with a lateral field. Previous testing has found this to be the only suitable site.

At the last Board meeting we tentatively agreed on the 84x52 size and creating level ground for a future fence 10' from the perimeter of the court. To use the least amount of concrete we recommend the pickleball court run the same direction as the basketball court with the pickleball net running across the center line of the basketball court.

Site option descriptions as listed on Agenda:

(Option # 1 up for discussion) The parking lot option takes 20 feet of the parking area. This option will need to be recessed in the ground (up to 74" depending on amount of fill used) requiring limestone rocks or concrete lego blocks on two sides to create a perimeter doubling as a seating area. Two trees will need to be removed. Both sites require relocating a disc golf hole.

(Option #2 up for discussion) The site option between the playground and disc golf hole #1 has questions about increased costs due to elevation, there may need to be a retaining wall near the four Bradford Pear trees and tree trimming on the ravine side. Additionally, a fence will need to be put up to keep balls from going down the ravine. (Option #2 in discussion)

Heather Morgan provided us with an updated quote for the 84 x52 size and creation of level ground for a future fence 10' from the perimeter of the court. (See September Agenda for details)

A discussion took place and concerns were raised about how site option #2 would handle water, the cost of dirt work and the potential for increased traffic driving out to the site- would the location further from the parking lot encourage patrons to drive through the grass in order to park closer? Conversation also took place about visibility of children, if they were playing on the playground while parents were on the basketball or pickleball court and vice versa. Site 1 would satisfy both of these concerns.

Questions arose concerning the future of the mowing shed, its proximity to Site 1 cutting into the parking lot area, and available space to get the tractor out of the shed if cars were parked 20-30 feet closer to the shed and the safety of a steep drop-off near the parking lot for site option #1. One way around that is extending the court 10 feet further into the parking lot to access more level ground. Attendees did not feel like there was a problem taking part of the parking lot.

James said that volunteers have the skills and equipment to spread dirt around the 10' perimeter of the court for a significant cost savings and to put in a retaining wall for option #2 but do not have the skills or equipment to dig out the bedrock that will need to be removed for Site option #1. He also expressed a more immediate need for a fence if site option #1 is chosen due to safety and liability concerns, particularly the potential three-foot or more drop from the parking lot. James secured a fencing quote from a commercial fencing company for one side of fencing at Site Option #1 which estimated a cost of \$15,000 (faithful Fencing, materials and labor). Sarah suggested keeping the parking rails and posts that presently exist and re-using them if Site Option #1 was decided, in order to cut down liability of the site level differences.

Tennis Court option? Discussed additional costs for extending the concrete to meet tennis safety standards. Krista Sylvester, resident and life-long tennis player expressed support for not building a tennis court if we could not build it to recommended standards. To mitigate liability and costs, everyone agreed to stay with an 84x52 court with basketball hoops and a pickleball net only with lines painted for those two options, avoiding tennis lines and posts and the additional concrete. Discussed installing the pickleball net with the posts outside the basketball court lines. A resident has generously pledged \$1000 for the net. It was also suggested to put up signs saying "play at own risk."

Discussion continued. Concerns were raised about the need for a fence and retaining wall for both site options, especially with the proximity to the parking lot for Site Option #1. The group considered the potential risks and benefits of the different locations, including usage of the current parking lot area.

Site option #2 is easier to work with and can be leveled with dirt, but the cost is still unknown. Site option #1 requires significant excavation work, including removing a considerable amount of bedrock and is estimated to cost \$7,500. A resident offered time and equipment to assist with dirt work, but only if Site #2 was chosen, said resident would not volunteer time and did not have required equipment if site #1 was selected.

James asked how the cost of a retaining wall would be paid. The retaining wall for option #1 would be a significant cost that volunteers do not have skill and equipment to accomplish. Sarah said thus far, all costs for the concrete work and equipment have been covered to be paid for by either the grant money from Riley County Parks or private citizens. No costs have been pledged from UPID funds, but it would be reasonable to expect that some UPID funds will be needed to complete the project to a good standard. A consensus was asked for on what the community present at the meeting and online believed would be the best site after listening to the discussion. 6 community members voted for parking lot site #2 and 3 voted for site #1. Travis Gilbert said he thinks we should utilize the funds from Parks and Rec but try to minimize spending out of University Park funds as much as possible as those funds may be needed elsewhere specifically on maintenance and updates to the rental right now since it is between tenants.

Site option #1 Vote – Board Member Sarah made a motion, and Jo Ann seconded, in favor of proceeding with Site Option #1 for the pickleball/basketball court location. Sarah & Jo Ann voted yes. James voted no due to feasibility and liability concerns associated with the site.

Allocation for the concrete costs (\$32,500) Vote – Sarah and Jo Ann voted yes. James voted no due to feasibility and liability concerns associated with the site.

Discussion continued about the dirtwork bids and scope of work. James clarified that volunteers do not have the skill or equipment to do the dirtwork for the selected site, but said that the bid secured for the work was a fair and cheap bid, given the scope of work. Sarah Dahl voiced the current balances of the UPID bank funds, and reiterated that no park funds had yet been pledged for the project. She voiced that putting \$7500 towards site work seemed reasonable, given the extensive scope of work and heavy equipment needed to get the job done right, by a professional company.

Allocation for the dirtwork costs (\$7,500) Vote - Sarah and Jo Ann voted yes. James voted no due to cost, feasibility and liability concerns associated with the site.

### **Rental Home**

Rental house is now under Italian Estates management. The former residents have moved out. Let Availability date 9/15, Rent \$1700/mos. Website: [www.italianestatespropertymanagement.com](http://www.italianestatespropertymanagement.com) Phone # 785-706-1636.

Danielle Maple allegations against U.P. Boards - - Ms. Maple presented allegations against U.P. Boards at our July Board meeting. It was a lot of information to process, and her full list of complaints is posted with the minutes from July on the UP website. It has already been approved for the Board to use up to \$4,000 to retain legal counsel. After reaching out to several attorneys, we are going to vote this evening on retaining Vincent Cox. He is a partner in Cavanaugh, Biggs & Lemon, P.A. in Topeka.

Motion made and approved to put this stated lawyer on retainer. 3-0 approved. Board will make a decision on Maple request after consulting with this attorney.

### **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.

### **New Business**

**Fire Hydrants:** Fire department members will be flow testing fire hydrants H21-H30 this year (10/ year). They will also cycle the valves on the other 30 hydrants (H1-H20 and H31-H40) and flush them. All 40 of the community's hydrants will be either flow tested or flushed, to be completed hopefully by early October. John Cassida plans do most of the flushing again and usually does 2-3 a day so not to draw on the tower too hard and usually mid-day when more people are at work. Flow testing is more involved so those are usually done in the evening. Fire Dept will turn in estimated water use to public works as well for this effort. Fire Dept doesn't see near as much discoloration of the water anymore but it might happen and is considered normal.

**Blue Valley Middle School Cross Country request to host Meet** on the golf course Tuesday, October 14, 2025. Blue Valley will provide porta-potties. Vote 3-0 approved

**Reimbursement for porta potty at clubhouse** – No updates currently.

**Discuss increasing hourly pay for mowing/maintenance from \$15/hour to \$17/hour.**

Sarah will provide estimate budget impact using previous years as a reference for next meeting. We will put this on next meeting's agenda

There was a comment from Antoinette Feldman to the board to please ask residents to secure trash in their pickups and in their golf carts and UTV's. There seems to be a lot more trash on the roadways.

No additional new business or comments from the residents or on zoom.

Public Board meeting is adjourned at 8:17 pm and left open for an executive session with the lawyer in Topeka.

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