

**University Park Board Meeting Minutes October 14th, 2025  
7:00 at the clubhouse and on ZOOM**

***These meeting minutes were generated with the assistance of an AI tool and have been reviewed and edited by multiple humans.***

***Note: Ms. Maple expressed a concern that she was being misquoted. Her full comments and all chat comments are available in the written chat message section of the zoom recording.***

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: Jo Ann Zahner and James Slaymaker; By Zoom: Sarah Dahl

In person: Karla Slaymaker, Dave Sommers, Jim Slaymaker, Jim Jackson, Eric Slaymaker, Sande Williams, Jack McKee, Todd Schmidt, Mark Feldman, Annié Feldman, Mike Couch, Heather Morgan, Sandra Graham, Kelli Nelson, William Meritt, Jeff Luna, Kim Luna, Dave Chizek

On Zoom: Carey Zeak, Laurie Brunner, Patrick Siebert, Tracey Weston, Michaela Clossen, Amie Winters, John Havenstein, Travis Gilbert, Danielle Maple

#### **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, October 18, 6:30pm at the pavilion. Bring a dish to share and whatever you want to drink.

#### **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?

There was a request to have a Turkey Trot on the golf course on Thanksgiving again this year. No money needed and information will go out to the community once the details are put together. All in agreement.

There was a mistake on the financial report on what was listed the gasket number is actually for the new stove and the stove is for the gasket. The numbers were swapped and Sarah is going to fix that.

Motion to approve September meeting minutes and financial report with no objections. **3-0 approved**

**Old Business**  
**Standing Committee Reports**

- Boat dock – John Cassida. He let the board know he has begun repairs on the boat dock and purchased some paint for the steel. At this point he can perform the repairs himself but will let us know if he needs any help. Dock won't go back into water until spring due to the dredging operation keeping the water up high.
- Golf Course – Jeff Luna. Golf course will be completely mowed. We need a volunteer to take over this committee. Jeff would like to step down. Please let the board or Jeff know if you are interested in heading up this committee.
- Welcome Committee – Karla Slaymaker (looking for volunteers to take over this committee). New neighbors moved into the 7012 Redbud (Whisper and Ben Spielman and their three children. **WELCOME!!**)
- Firewise – Todd Schmidt. Thank you for volunteering to head up this committee.
- Parks and Rec – Curt Friedrich. No report – Curt is at a Parks and Rec meeting. We do need to discuss what we would like to put in for Riley County Parks to pay for. Travis is asking for a batch of rubber mulch for the playground; Travis to get a current price. Sandra mentioned a fence for the new basketball/pickle ball court; James has fencing quote already. No other ideas were offered.
- Sherman Township – Tracy Sabo. No report. We need to find out what the plan is for gravel in the area.
- Golf Course Prairie Management – Laura Mendenhall. We have communicated the need to our mowers to keep holes 5 and 6 quarantined (they are infested with old world bluestem) while we continue herbicide treatment in the grasslands on the other side of the highway. The fairways on the good side of the highway, however, seem noticeably more infested with old world bluestem. We need a mid-to long-term plan to treat it and reseed with buffalo grass or we will start to lose fairways. We probably need to sit down with the golf committee to strategize together.
- Equipment – Curt Friedrich passed on that the equipment is in good shape.
- Sewer Lagoon Update – Traffic study for Redbud/Lakeview intersection in front of the old firehouse is on the list and will be happening soon. They are reviewing bids for the lagoon project. Updates will continue to be posted at [universityparkks.org](http://universityparkks.org). No other updates for the lagoon.
- New Firehouse Building – James talked to Evan McMillan at Riley County public works. Firehouse and the fire hydrant in front of the firehouse are connected to water. They are still trying to locate the water line for the clubhouse on the south side of the firehouse and after the piles of dirt are relocated they continue their search for the old clubhouse water line. When the new manhole arrives, they will connect the sewer line to the existing manhole and trench across the road to connect the new

firehouse. Part of the contract was to connect the rental house to the new water line. The disturbed areas will be leveled and reseeded when they return to do the sewer project.

- Heywood Park Sign – Brian McNulty is working on the sign.
- Pickleball/Basketball Court – work has begun. Mike said they made progress and are bringing out a roller next week. They've submitted invoices for the first half of work and University Park has paid and Riley County will be paying on the 17<sup>th</sup>.
- Rental House – The mouse issue was the last item we needed to manage. We finished the pest contract, and all is good in the house at this time. Rental house is under Italian Estates Management.
- Danielle Maple allegations against U.P. Boards- As most of you know, Ms. Maple presented allegations against U.P. Boards at our July Board meeting and a request that the Board resolve her allegations by giving her the UP owned private park south of her property, allow it to be replotted onto her land and rezoned for her nonprofit, Hug A Moo, cover all associated costs (survey, paperwork, replotting, rezoning), remove 95% of the noxious and poisonous weeds and debris (including old tires) and pay her \$35,000. (You can find Ms. Maple's letter to University Park attached in full at the end of the July 8, 2025, minutes at [universityparkks.org](http://universityparkks.org)). At the September meeting a motion was passed to retain Vincent Cox from Cavanaugh, Biggs & Lemon P.A. as legal counsel for University Park. During a consultation with Mr. Cox, he recommended that the Board say "no" to Ms. Maple's request.

A motion was made and seconded to say No and deny Ms. Maple's request. – 3 to 0 approved.

- Fire Hydrant Flow testing has begun: John Cassida from the volunteer fire department is finishing up flushing the hydrants. Thank you, John! If you are interested in volunteering with the fire department they are always looking for volunteers.
- Blue Valley Middle School Cross Country hosted their Meet on the golf course on Tuesday 10/14. It looked like it was a success and we were happy to have them here. They brought two porta potties and that was very helpful.
- Reimbursement for porta potty at clubhouse – Sarah is working to resolve this issue. Hopefully the water will come quick and this will be resolved.
- Discuss increasing hourly pay for mowing/maintenance from \$15/hour to \$17/hour. Sarah ran the numbers, and it is a \$400-\$500 increase annually if we raise the hourly pay. Is there any discussion from the community? Sarah Dahl suggested that if we increase mowing rate, we should also increase the rate for maintenance work. Maintenance is completed by the same people who do the mowing, and it is easier accounting to have one single pay rate. We will make it retroactive to the 1<sup>st</sup> of October for mowing and maintenance. A motion was made and approved to increase the pay to \$17/hr.

Approved 3-0.

- A question was asked if there was a job description for mowing & maintenance. There is not. UPID will entertain additional help/workers for mowing hours but they must already be knowledgeable around the equipment and how to operate. The state legal age to operate equipment commercially, without taking a safety course, is 18 years old. If we cannot find a volunteer to mow the areas around the flagpole, pavilion/clubhouse and trees on Highview –

we will need to pay someone to do it. Thank you to all of you have mowed and let us know if someone is interested in volunteering to mow.

**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**

**University Park Board** Candidates will have the opportunity to introduce themselves and answer questions from the community. Registered candidates are Sarah Dahl, Jim Jackson, Kelli Nelson and Sande Williams. If you are interested in running for the board and have not registered to be on the ballot, you may introduce yourself during this time and ask for your name to be a write-in on the ballot.

**Candidate Sarah Dahl** – currently serving on the U.P board as treasurer. It was a busy two years on the board and Sarah said if you liked how she handled it then you can vote for her again and if not – don't vote for her.

There was a question from Danielle Maple asking this by chat and read out loud by Jo Ann Zahner “Sarah Dohl why did you lie about real estate law saying that I do not have FHA protection and justifying/voting to spend so much to attack a disabled person?”

Sarah's response was that she did not lie about real estate law. It was her personal opinion that since Ms. Maples owns her property, and when Ms. Maple purchased her property UPID had covenants in place, HUD housing guidelines and housing rights were not applicable to Ms. Maple and UPID. HUD guidelines are applicable to landlord/tenant situations only, which did not apply to this situation.

**Candidate Jim Jackson** – Jim lives on Rimrock and moved in just over a year ago. I think the next couple of years there will be a lot of planning and I've done a lot of work with small utilities across the state. Jim works for a utility service company that services water towers and meters. He has been doing utility work since he got out of high school. He has some concerns with the forced main going up redbud and because our roads aren't the best and he would like to make sure it gets maintained better.

There was a question from Danielle Maple in chat and read out loud by Jo Ann Zahner asking Jim “you lived here for a year. Did you side with UPID's targeted discrimination against a neighbor for being disabled, breaking federal law? Did you speak up or say anything on the topic?”

Jim responded that he did not speak up or say anything.

**Candidate Kelli Nelson** – Kelli said her family and I moved in here almost 16 years ago. She is all about the kids. She loves what we've done with the playground. You will see her and her family running around. Just continue to promote anything child related. They were one of the first to do trick or treating, may day baskets, easter egg hunts, produce stands. Will bakes and the kids sell the treats. Just cares about the community and wants to make sure her kids grow up in a nice place. I am a child psychologist privately contracted for several schools.

There was a question from Danielle Maple in chat and read out loud by Jo Ann Zahner- “the last time I tried to run, while you ran, for UPID’s election. You were upset because I had been topless down at the boat ramp, inside my vehicle. You stated you had 18 children with you, do you recall?”

Kelli answered that she is all about kids and being topless is inappropriate.

Danielle asked in chat and read out loud by Jo Ann Zahner “ok since you recall. You drove them home, yes? The 18 kids. I have that recorded. The last election trials she had 18 kids with her and they road on the back of the boat? That’s the question. You were allowed to break covenants. Why do you think it was OK for UPID to sue a neighbor for being disabled and somehow ‘broke’ the covenants. What do you think about you being allowed to break covenants and not me?”

**Candidate Sande Williams** – Sande and his family moved here 5 years ago and they really love living here, they love the family neighborhood and the community aspect and the rural area. I really want to give back to the neighborhood and the community. They have a child in high school and one in middle school. They are always coming and going. You probably see him out running with his dog ‘Scoobie’. Professionally Sande works with K-state research and extension and is also a graduate student and coaches cross country with Manhattan High.

There were no comments or questions for Sande.

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No one in person or online wanted to be a write-in.

**Insurance Discussion** – Treasurers Fidelity Bond renewal is \$165. Sarah has been researching Errors and Omissions (E&O) insurance. Sarah explained what this entails and the cost. Business, attorney, city municipalities use this insurance in case they accidentally leave something off meeting minutes. It doesn’t protect against malicious behavior by the board. It costs \$3200 annually. We aren’t going to vote on it at this time. We have multiple questions about the insurance and want to understand what we are purchasing. The vote will be held at the next meeting. If someone in the community has a question regarding the insurance let us know so we can ask it. We want to make sure we do the right thing.

Heather Morgan said the cost seemed high and did we get three quotes? Sarah said she got a quote from two different companies – this is the lowest of the two quotes. Heather will send information to us about questions we should ask. A point was made that we are volunteers and may not know the ins and outs and so it would be a good idea to have something like this. It covers contracting, if we have an error on a tax form etc. Lawyers that we have talked with previously have recommended this insurance.

A question was asked on chat by Danielle Maple and read by Jo Ann Zahner “how would they feel if they knew you got insurance after you started breaking that law? Isn’t that insurance fraud? How long have you had this insurance? You’re spending public funds so I think my questions are justified.”

Per James we don’t actually have this insurance yet. We haven’t written a check. We are going to talk about this at the next meeting.

Follow up questions were asked by Danielle Maple “ Why have you not fixed misquotes of me, even after I asked immediately after you did so? Alright. What insurance company? I think they should know you have already committed misquotes and fraud. You can’t hire insurance for protection against misquoting someone when I can prove you have misquoted me intentionally. As retaliation.”

Per James we have declared to the insurance company that we are talking to about the current legal situation.

**Trick or Treating Date** – It was suggested by residents and everyone agreed at the meeting to have trick or treating on Saturday November 1<sup>st</sup>. James expressed a concern with the construction of the court for the safety of the kids, but the community thought it was manageable. Mike/Heather will make sure the construction isn't being done after 3:00 by the contractors. There are Halloween signs that were designed by Travis and Aly Gilbert a few years ago to put in your yard if you are going to be home giving out candy. Travis will leave signs out on the Pavilion if you would like to put a sign up in your yard indicating you will be home. Trick or Treating – Saturday, November 1st 5-8:00 pm WE are going to invite the neighborhood if they would like to hand out treats down at the Pavilion from 5-5:30. Homes that aren't on the main route may want to come down to the pavilion and see the trick or treaters. The neighborhood is very spread out and the trick or treating takes a bit of time. If you are interested, please come down to the pavilion to hand out candy from 5 to 5:30 pm. **Some generous residents are going to serve hot dogs, chips, and goodies starting at 5:00 pm at 7206 Mound Ridge Drive. Thank you, Bob and Libby, Rick and Kathy, Paul and Karen and Jack and Bev.**

**Kansas Attorney General Complaint** – The Board received a complaint from the Kansas Attorney General's office saying they had received a complaint from Danielle Maple alleging the University Park Improvement District Board had violated the Kansas Open Meeting Act. Specifically, Ms. Maple alleged that the board met to discuss public business outside of an open meeting. As a remedy Ms. Maple requested to receive notice of open meetings. James composed a response which he sent to the other Board members who agreed and signed. Once signed by all board members it was submitted to the Attorney General's office. The complaint and the Boards entire response will be included in the minutes from this meeting.

Danielle Maple commented in chat and Jo Ann Zahner read out loud saying “oh yes. When you called the police on me for being in a meeting and saying the words “or poultry” and lied to the police that I was yelling. The meeting where you first started talking about suing me for being disabled ooooh that one. Yeach you claimed you had a meeting about Carrot ): prior to Feb 2024. Right the Attorney General is still investigating the time James Slaymaker called the police on me...Sorry I hadn't known, I thought that was it. Good thing I have the 911 call and my own recording of the event. Yay smartphones!”

James responded – this is not that – this is not what this is about. To summarize our response, we the Board mislabeled the April 26, 2024 executive session as an unscheduled board meeting in the original minutes and an email. It was referenced as an executive session in the May 14<sup>th</sup>, 2024, meeting minutes. We made a mistake and we called it a board meeting instead of calling it an executive session. In our opinion that was the mistake we made. We didn't know we made it until we got the letter from the Attorney General pointing it out. We didn't catch it and it is fair that we can't hold a secret board meeting. We held an executive session on a legal matter. We had mislabeled it. We are waiting for the attorney general to get back to us.

Danielle Maple commented in chat and Jo Ann Zahner read it aloud “also you all three claimed that prior to 2024, February, that you spoke about suing me for Carrot ): So...since that was your first executive meeting woooow So you lied again :) There is 0 public meetings and 0 executive meetings prior to this one that you're talking about now :) about Carrot :) Prior to February 2024? Where there any Executive meetings prior to February 2024? No problem Jo”

Sarah responded this board was installed January 1<sup>st</sup>, 2024, so anything that happened prior to that, between the three current board members, was not relevant to, or on behalf of, this board and is not applicable to anything being brought up by Ms. Maple – it was neighbors chatting.

**Any additional business or comments:**

Jeff Luna asked if there were plans to extend the parking lot north(ish) after the pickleball court went in. James responded that there are no plans and it may be a next board discussion.

Jim Jackson discussed the dredging and he said he was told the dredging went really well and that it was seeing favorable results.

Sandra Graham wanted to thank the board for all the hard work and she appreciated all that we have done.

Danielle Maple asked for Jo Ann to read all of the comments on chat. James responded that Jo Ann could read for her for 5 minutes.

Jo Ann read Ms Maples comments from the chat. You may access all written comments in the chat section of the zoom recording or listen to the meeting at [universityparkks.org](http://universityparkks.org).

Danielle Maple said "Go ahead since Sarah is reading online. I will go ahead and give the conflict of information to those in need. Previously I had asked why Carrot had been here since October 2023 and why no one had an issue with her til AFTER I put my Sign saying :UPID is a giant pile of shit" and you claimed publicly that you had spoken about it for 5 months. Please read that last comment for me Jo Ann. Go ahead and read Jo. And remember you promised to reread my others. If you are slow at scrolling do not count it towards y time The one at the start."

Sarah responded that this board took office January 1, 2024. Anything that happened prior to that was the previous board. We did not have any responsibilities prior to that and cannot speak to any action taken, or non-action prior to January 1, 2024.

Danielle Maple said "You are more than able to read my messages. I mean...last time you misquoted me you misread my text. So... I think I should stick to text, so that it is clear your misquotes are intentional. Ones you have been asked to fix and continue to refuse to fix. Or are you saying only people with a mic are allowed to comment? ):"

Jo Ann said in chat, "If you don't have a mic, I would be glad to read your comments."

Danielle Maple said "Wooooooooooooow fancy thanks. Try not to misquote me on purpose again thanks!!"

Jo Ann said in chat "If you are that concerned you are more than welcome to come down to the pavilion and speak publicly so you can ensure your voice is heard."

Danielle Maple said "Its not my responsibility to make sure you do not retaliate against me (again) by misquoting me (again) on purpose :)"

Danielle Maple said "Covenants I was never shown, covenants many neighbors never see, and covenants that others break including James Slaymaker and Sarah Dahl wait I meant Your website was down for years. Its also not the responsibility of homeowners to find random websites with covenants. I meant Jo Ann Zahner broke Covenants. I am allowed 3 minutes to ask questions per canadit candidate Why are you preventing me from my KOMA rights? Kansas open meetings act. You're intentionally breaking KOMA...again/ Grats on having your ass covered, good idean when you keep breaking that law Intentionally. I have researched :)

First it was James Slaymaker's property values. Then it was everyones property values. Then the value of this landlocked ark. Now James Slaymaker said that the reason for the lawsuit was a neucense. No Neucense law exists) No you did not Ok thanks Jo I ask why you sued me?" But why does the answer keep changing :) Uploading to Youtube shortly!"

Sarah responded that we have answered the lawsuit previously and it is in historical board meetings and records and has been discussed multiple times. It will not be discussed again tonight.

A motion was made to close the public October board meeting and leave the meeting open for executive session if needed. Seconded and approve 3-0.

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**Continue scrolling for the letter to UPID Board from the KS Attorney General and the Board response...**



**STATE OF KANSAS  
OFFICE OF THE ATTORNEY GENERAL**

**KRIS W. KOBACH**

ATTORNEY GENERAL

MEMORIAL HALL

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WWW.AG.KS.GOV

September 22, 2025

James Slaymaker  
7321 Hi-View Drive  
Manhattan, KS 66503

RE: KOMA Complaint – University Park Improvement District  
Our File Number PP-25-000126

Dear Mr. Slaymaker:

We are writing to you in your capacity as President of the University Park Improvement District Board because we were not able to identify an attorney who represents the board. If the board has an attorney to represent its interests, we would appreciate it if you would forward this letter to his or her attention for handling.

Our office has received a complaint from Danielle Maple alleging that the University Park Improvement District violated the Kansas Open Meetings Act (KOMA).<sup>1</sup> Specifically, Ms. Maple alleged that the board met to discuss public business outside of an open meeting. As a remedy, she requested to receive notice of meetings.<sup>2</sup>

We have enclosed a copy of Ms. Maple's complaint and supporting documents for your review.

This office has concurrent jurisdiction with the county/district attorney over investigations and enforcement of the KOMA.<sup>3</sup> We hope that by working with you as president, we may complete our investigation quickly and without the use of more formal discovery methods authorized by statute, such as subpoenas or testimony under oath.

To assist us in our review of this matter, we would appreciate the board's written response to the allegations raised in the complaints and described in the supporting documents.

Additionally, please answer the following questions and provide the requested information:

1. The names, positions/titles, terms of office, and contact information for the current members of the board.

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<sup>1</sup> K.S.A. 75-4317 *et seq.*

<sup>2</sup> Ms. Maple also selected "Receive requested records." We note that this remedy is not available under the KOMA.

<sup>3</sup> See K.S.A. 75-4320(a), 75-4320a(a), 75-4320b, 75-4320d, and 75-4320f.

2. Have any of the individual board members, or the board as a whole, ever been found in violation of the KOMA? If so, please describe the circumstances under which the violation was found to have occurred. How was the violation resolved? Provide a copy of any resolution.
3. Have any of the board members attended training about the KOMA? If so, when was the training conducted and by whom? Please provide a copy of any handouts or training materials provided during the training.
4. To your or any commissioners' knowledge, have there been any formal or informal complaints or concerns regarding the University Park Improvement District meeting or discussing the business or affairs of the body outside of an open meeting? If so, how was the complaint(s) or concern(s) resolved?
5. To your or the University Park Improvement District's knowledge, have there been any formal or informal complaints or concerns regarding notice of meetings? If so, how was the complaint(s) or concern(s) resolved?
6. When the University Park Improvement District receives a request for notice of meetings, what action does it take? Who provides meeting notice to the requester? How is the notice provided? Does the University Park Improvement District provide one notice of all regular meetings or does it provide a notice for each regular meeting? Provide a copy of all requests for meetings the University Park Improvement District has received and the meeting notices it has provided since January 1, 2024. Does the University Park Improvement District require that an individual requesting notice pursuant to the provisions of K.S.A. 75-4318 resubmit the request as provided in K.S.A. 75-4318(b)(3)? Provide a copy of any notices the University Park Improvement District issued under this subsection.
7. Has the University Park Improvement District adopted a policy, resolution or ordinance establishing or describing the action the clerk or other individual must take when it receives a request for notice under K.S.A. 75-4318(b)? If so, please provide a copy. If not, please describe each step the clerk or other individual takes when providing notice of meetings to anyone requesting notice in accordance of 75-4318(b).
8. Our initial review has found meeting minutes for two (2) "unscheduled meetings" taking place on March 12, 2024, and April 26, 2024. Please describe why and how the board decided to have unscheduled meetings.
9. Are the board's "unscheduled meetings" open to the public? If not, why did the board make the decision to close the meeting.
10. A copy of any recording of the March 12, 2024, April 26, 2024, and any other unscheduled meetings of the University Park Improvement District.

Please be sure to provide any other information or documentation that is relevant to the allegations raised in the complaint, or that explain the University Park Improvement District or individual board members' actions.

In responding to our inquiry, you may submit statements from individual board members or provide a single document with responses from all board members. The response(s) to our request must:

- Signify the individual board member has reviewed and approved the response, or
- in the case of a joint response, signify the board has reviewed and approved the joint response; and
- attest that it is true and correct.

Please also have anyone else who provides information in response to this letter attest that it is true and correct.

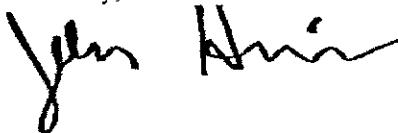
Although we are not requiring the board's, each individual board member's, or other employee's response to be given under oath at this time, any statement they make will be treated as admissions for purposes of the penalties and enforcement statutes in the KOMA.<sup>4</sup> Their responses may also be open in the event a request is made under the provisions of the Kansas Open Records Act, K.S.A. 45-215 *et seq.*

We would appreciate your response to this complaint on or before **Monday, October 13, 2025**. If you have any questions or need clarification, please do not hesitate to contact me directly at (785) 296-3751. You may send your response to the address on this letter, or to the attention of the Open Government Enforcement Unit at [OGEU@ag.ks.gov](mailto:OGEU@ag.ks.gov).

Once we receive your response, we will determine the proper course of action. That may include further investigation, closing the matter, or seeking the appropriate remedy for any violation of the KOMA.

Thank you in advance for your cooperation.

Sincerely,



John Harris  
Assistant Attorney General  
Open Government Enforcement Unit

Enclosure

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<sup>4</sup> K.S.A. 75-4320; 75-4320a; 75-4320d; and 75-4320f.

## Schmidt, Rebecca

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**From:** Attorney General of Kansas <ag@govaccess.org>  
**Sent:** Tuesday, June 10, 2025 12:00 PM  
**To:** Open Records  
**Subject:** \*NEW SUBMISSION\* Complaint Form - KOMA-KORA

**CAUTION:** This email originated from outside of the Office of The Attorney General of Kansas organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Complaint Form - KOMA-KORA

**Submission #:** 4108835  
**IP Address:** 192.152.107.93  
**Submission Date:** 06/10/2025 11:59  
**Survey Time:** 6 minutes, 13 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

### General Information

#### Name

Danielle Maple

#### Address

7213 MOUND RIDGE DR  
Manhattan, KS 66503

#### Phone Number

(785) 477-4215

#### Alternate Phone Number

#### Email Address

Missdaniellemapple@gmail.com

#### Section Break

#### Background Information

##### Have you complained about this matter to any other office?

No

##### Have you filed a private lawsuit related to this matter?

No

#### Section Break

#### Violation Details

**Type of violation**

Kansas Open Meetings Act (KOMA)

**Name of public agency/entity/official you are requesting we investigate:**

University Park Improvement District

**Public Agency/Entity/Official Address:**

According to the official minutes posted on their website, UPID board held an unscheduled meeting on April 26, 2024, at 4:00 PM. The minutes explicitly state that the meeting was: Held at board president James Slaymaker's private property, not a public venue Attended by all three board members (a quorum) Called to discuss "the progress of the covenant enforcement", clearly a matter of public business Not publicly noticed or open to the public This appears to be a clear violation of KOMA

**Public Agency/Entity/Official Phone Number:****Date of alleged violation:**

04/26/2024 12:00 AM

**Location of alleged violation:**

"The Slaymaker property" is stated in their document. It is a private residence

**Please describe the alleged violation in chronological order and identify any supporting documents:**

April 26th, 2024 <https://universityparkks.org/wp-content/uploads/2024/04/2024.04.26.m.pdf>

**What remedy would you like to see to resolve this matter:**

Receive notice of meetings

Receive requested records

**Section Break****Supporting Documentation****Read-Only Content****Please upload any documents you may have to support your complaint:**

2024.04.26.m.pdf

**Section Break****Signature & Verification****Read-Only Content**

**By typing my name below, I declare under penalty of perjury that the information I have provided is true and correct. Executed on June 02, 2024.**

Danielle A Maple

Thank you,

Attorney General of KS

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This is an automated message generated by Granicus. Please do not reply directly to this email.

**University Park Board Meeting Minutes  
April 26th, 2024, 4:00 at the Clubhouse**

**Universityparkks.org**

This unscheduled meeting was held on the Slaymaker property.

**Call to Order 4:00 pm:** Board Members present James Slaymaker, Jo Ann Zahner, Sarah Dahl

**New Business**

We called this unscheduled meeting to discuss the progress of the covenant enforcement.

**Meeting adjourned 4:15 pm**

**UPID Board October 6, 2025 Response to questions from Kansas Attorney General  
pertaining to Ms. Maple Complaint - File Number PP-25-000126**

As the UPID Board at the time the meetings in question were held, please find our written response below with a statement followed by answers to your questions.

March 12, 2024 was the regularly scheduled UPID Board monthly meeting. We did have an unscheduled meeting on March 23, 2024. On March 22, 2024 the board sent an email to everyone on our email list. It said, *"We are having a short meeting at the clubhouse on Saturday March 23rd at 1:00 pm to discuss funding of the boat dock repair. Residents are welcome to attend. Meeting minutes for this meeting will come out shortly after the minutes from our board meeting in March."* The reason this meeting was called and the decision needed to be determined before the next board meeting is a community member was able to pick up the floats needed for the boat dock repair when he was in the area in the next couple weeks – saving University Park a large amount for shipping. The public was notified 24 hours prior and UPID funds were saved.

The other unscheduled meeting that was listed in this complaint occurred on April 26, 2024. At the end of the April 9, 2024 regular monthly meeting, the Board left the meeting open for a future executive session to allow us to consult with our lawyer. We had difficulty contacting our lawyer and met to call him and determine how to proceed with the case. He is no longer representing University Park Improvement District. The meeting was not open to the public due to the nature of the discussion concerning legal action for covenant enforcement. We thought this was a way that followed the KOMA requirements but also allowed us to discuss the then-current legal issues without the presence of the person we were litigating against (Ms. Maple). The email list was utilized on April 30, 2024 to notify the community that the unscheduled meeting was held on April 26, 2024 with the time, location, and attendees. The meeting lasted 15 minutes.

As we reviewed the email and minutes from the April 26th meeting in order to respond to your questions, we realized that the email and minutes both referenced this meeting as an unscheduled board meeting instead of the executive session that it was. In reviewing the Meeting minutes and the ZOOM recording of the May 14, 2024 monthly board meeting there is a reference in each place to the meeting held on April 26 as an executive session. Would it be appropriate to have a discussion at an upcoming meeting and make an amendment to officially make a change to those minutes in order to label them properly and then send the change out to all those who received the original notification?

UPID Board does not currently have a lawyer on retainer but we are in the process of onboarding someone to represent the community in future matters.

Please see the following pages for UPID Board's response to your questions.

**1. The names, positions/titles, terms of office, and contact information for the current members of the board. We can be reached at [universityparkboard@gmail.com](mailto:universityparkboard@gmail.com).**

- a. James Slaymaker, President (Jan. 2024-Dec. 2025) (Treas: Jan. 2022-Dec. 2023)  
11126 Lakeview Drive, Manhattan, KS 66503
- b. Sarah Dahl, Treasurer (Jan. 2024-Dec. 2025)  
11103 Lakeview Drive, Manhattan, KS 66503
- c. Josephine (Jo Ann) Zahner, Secretary (June 2023-Dec. 2025)  
7203 Bayview Circle, Manhattan, KS 66503

**2. Have any of the individual board members, or the board as a whole, ever been found in violation of the KOMA? If so, please describe the circumstances under which the violation was found to have occurred. How was the violation resolved? Provide a copy of any resolution.**

James Slaymaker has not ever been found in violation of KOMA.

Sarah Dahl has not ever been found in violation of KOMA.

Jo Ann Zahner has not ever been found in violation of KOMA.

**3. Have any of the board members attended training about the KOMA? If so, when was the training conducted and by whom? Please provide a copy of any handouts or training materials provided during the training.**

James Slaymaker has not attended training about the KOMA.

Sarah Dahl has not attended training about the KOMA.

Jo Ann Zahner has not attended training about the KOMA.

I (James Slaymaker) went to the Kansas Attorney General's office in Topeka on Thursday, Feb. 1, 2024, to find out more about UP Board responsibilities pertaining to the Kansas Open Records Act (KORA). I had sent several emails prior to this visit hoping to get some help. I was able to have a conversation with the KORA/KOMA Educator. He told me that the UPID board is required to follow the KORA and KOMA because board members are elected and receive tax dollars. After reading over the KOMA guidelines online, it was my understanding, the board could utilize the option to recess for an executive session as long as no binding action was taken during closed or executive sessions. Throughout 2024 there were ongoing legal actions between UPID and Ms. Maple. The Board was seeking insight into the proper protocol to discuss the ongoing legal matters with the attorney we had at that time and without the presence of the person involved in the litigation. I thought having an executive session was a way to do this that followed the KOMA requirements.

4. **To your or any commissioners' knowledge, have there been any formal or informal complaints or concerns regarding the University Park Improvement District meeting or discussing the business or affairs of the body outside of an open meeting? If so, how was the complaint(s) or concern(s) resolved?**

This is the first formal complaint that we are aware of. Ms. Maple has and does frequently contact the UPID Board via email expressing a wide variety of complaints and concerns regarding current and past board members and their actions. The current board, who is unpaid and volunteers without any help from staff has attempted to provide resolution to the best of our ability.

5. **To your or the University Park Improvement District's knowledge, have there been any formal or informal complaints or concerns regarding notice of meetings? If so, how was the complaint(s) or concern(s) resolved?**

This is the first formal complaint to our knowledge. Ms. Maple complained to the board when this board took office that in the past she had not received notice of all meetings. This Board is confident Ms. Maple's email has been included on all notice of meetings that have been sent out since this board took over January 2024. Ms. Maple is aware that notice of meetings, their agendas and meeting minutes are posted on our website: [universityparkks.org](http://universityparkks.org) in addition to the emails.

6. **When the University Park Improvement District receives a request for notice of meetings, what action does it take?**

If a requester provides the board with an email they are included on our email list. This email list is passed from board to board.

**Who provides meeting notice to the requester? How is the notice provided? Does the University Park Improvement District provide one notice of all regular meetings or does it provide a notice for each regular meeting?**

A notice is sent out (typically by the Secretary) to all email addresses on the email list (this includes Ms. Maple's email address), it is posted on [universityparkks.org](http://universityparkks.org) and posted on a community-member-hosted Facebook page for University Park Residents prior to each public meeting. This is the protocol for both our monthly regular meetings and any special public meetings. There is also a neon sign that all residents drive by that scrolls with the date of the next regularly scheduled board meeting.

**Provide a copy of all requests for meetings the University Park Improvement District has received and the meeting notices it has provided since January 1, 2024.**

Typically, new community members are encouraged to provide their email contact information to the board to be included in the meeting notifications and other community information. We receive them from requesters and/or the Welcome team via texts, notes and emails. We do not have a list of these requests.

**Meeting notices since January 1, 2024:** See separate attached document, "UPID Public Meeting Notifications Jan 2024-Sept 2025"

**Does the University Park Improvement District require that an individual requesting notice pursuant to the provisions of K.S.A. 75-4318 resubmit the request as provided in K.S.A. 75-4318(b)(3)? Provide a copy of any notices the University Park Improvement District issued under this subsection.**

The current UPID Board leaves a requestee on the email list unless they ask to be removed or have moved from the area. If someone requests to stay on the list, we leave them on the list. The current board does not know what previous boards did.

7. **Has the University Park Improvement District adopted a policy, resolution or ordinance establishing or describing the action the clerk or other individual must take when it receives a request for notice under K.S.A. 75-4318(b)? If so, please provide a copy. If not, please describe each step the clerk or other individual takes when providing notice of meetings to anyone requesting notice in accordance of 75-43180).**

There is not written policy, resolution or ordinance establishing or describing the action the clerk or other individual must take when it receives a request for notice under K.S.A. 75-4318(b). This Board (typically the Secretary) sends out meeting notice information to our entire email list and also posts public meeting notice information on our website: [universityparkks.org](http://universityparkks.org). We do not have a written policy.

8. **Our initial review has found meeting minutes for two (2) "unscheduled meetings" taking place on March 12, 2024, and April 26, 2024. Please describe why and how the board decided to have unscheduled meetings.**

March 12, 2024 was the regularly scheduled UPID Board monthly meeting.

We did have an unscheduled meeting on March 23, 2024. On March 22, 2024 the board sent an email to the email list. It said, "*We are having a short meeting at the clubhouse on Saturday March 23rd at 1:00 pm to discuss funding of the boat dock repair. Residents are welcome to attend. Meeting minutes for this meeting will come out shortly after the minutes from our board meeting in March.*" The reason this meeting was called and the decision needed to be determined before the next board meeting is a community member was able to pick up the floats needed for the boat dock repair when he was in the area in the next couple weeks – saving University Park a large amount for shipping. The public was notified 24 hours prior and UPID funds were saved.

The April 26, 2024 the unscheduled meeting was not open to the public due to the nature of the discussion concerning legal action for covenant enforcement. We thought this was a way that followed the KOMA requirements but also allowed us to discuss the then-current legal issues without the presence of the person we were litigating against (Ms. Maple). At the end of the April 9, 2024 regular monthly meeting, we left the

meeting open for a future executive session to allow us to consult with our lawyer in the next three weeks. We had difficulty contacting our lawyer and met to call him and determine how to proceed. He is no longer representing University Park Improvement District. The email list was utilized on April 30, 2024 to notify the community of the unscheduled meeting that was held on April 26, 2024. As we reviewed these documents to respond to your questions, we realized that the email and minutes referenced the April 26, 2024 meeting as an unscheduled board meeting instead of an executive session, which is what it was.

**9. Are the board's "unscheduled meetings" open to the public? If not, why did the board make the decision to close the meeting.**

Usually, unscheduled meetings are open to the public. As stated in the answer to question #8, The April 26, 2024 the unscheduled meeting was not open to the public due to the nature of the discussion concerning legal action for covenant enforcement. We thought this was a way that followed the KOMA requirements but also allowed us to discuss the then-current legal issues without the presence of the person we were litigating against (Ms. Maple). At the end of the April 9, 2024 regular monthly meeting, we left the meeting open for a future executive session to allow us to consult with our lawyer in the next three weeks. We had difficulty contacting our lawyer and met to call him and determine how to proceed. He is no longer representing University Park Improvement District. The email list was utilized on April 30, 2024 to notify the community of the unscheduled meeting that was held on April 26, 2024. As we reviewed these documents to respond to your questions, we realized that the email and minutes referenced the April 26, 2024 meeting as an unscheduled board meeting instead of an executive session, which is what it was.

**10. A copy of any recording of the March 12, 2024, April 26, 2024, and any other unscheduled meetings of the University Park Improvement District.**

The recording of the March 12, 2024 regular board meeting is available on the [universityparkks.org](http://universityparkks.org) website under historic board meetings. The March 23 & April 26, 2024 meetings were not recorded.

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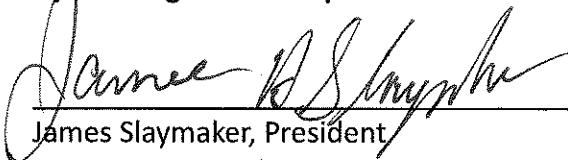
**All of the University Park Improvement District Board Meetings that we have records for are listed on the University Park Website: [universityparkks.org](http://universityparkks.org)**

**2024.05.14.m.pdf – Full minutes from May 14, 2025 UPID Monthly Board Meeting**

Excerpt from May 14, 2025 minutes under Covenant Enforcement: "An Executive Session was held on April 26, 2024, UPID Board Members, James Slaymaker Jo Ann Zahner & Sarah Dahl met to discuss progress."

May UP Board Meeting - Zoom – This is the full ZOOM recording of the May 14, 2024 Board meeting. You can find the reference to the executive session 14 minutes and 34 seconds into the meeting.

All three current University Park Improvement District Board members have read and agree with the contents of this document addressing the complaint from Danielle Maple alleging that the UPID Board violated the Kansas Open Meetings Act (KOMA) by meeting to discuss public business outside of an open meeting in 2024.



James Slaymaker, President

6 Oct 2025

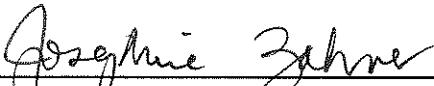
Date



Sarah Dahl, Treasurer

8 October 2025

Date



Josephine (Jo Ann) Zahner

Oct 6, 2025

Date

## **UPID Public Meeting Notifications Jan. 2024 – Sept. 2025**

### **Board Meeting Tuesday Jan 9th 7:00 pm**

Conflict



University Park <universityparkboard@gmail.com>  
to bcc:

Jan 6, 2024, 7:10 PM

<https://universityparkks.org/>

Our next University Park board meeting is Tuesday January 9th at 7:00 pm both in person at the clubhouse and also by zoom.

The meeting agenda and zoom link is on the website as well as the End of Year financials for 2023.

Hope to see you there as we welcome our new board and say many thank yous to outgoing president Richard Soash!

Sincerely,

UP Board

### **UPID Board Meeting Agenda items?**

.Monthly Meetings Doc



University Park <universityparkboard@gmail.com>  
to me, bcc:

Sun, Feb 4, 2024, 5:26 PM

Please respond to this email with items you would like to see on the agenda for our February UPID Board meeting.

The meeting will take place Tuesday, February 13 in the clubhouse and by Zoom at 7pm.

Thank you.  
UP Board

**UPID Board Meeting Agenda items? Need someone to clean  
clubhouse bathroom**  
Back Office/General/Clubhouse/Pavilion



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Sun, Mar 3, 2024, 1:53 PM

Hope you are enjoying the beautiful sunshine the last few days! Please respond to this email with items you would like to see on the agenda for our March UPID Board meeting. The meeting will take place Tuesday, March 12 in the clubhouse and by Zoom at 7pm.

Also, we are looking for someone to clean the clubhouse bathroom weekly March - October and once a month November through February. University Park provides the supplies and pays \$25 per cleaning. Thank you, Tiara Spead, for taking care of this important task for us for the last nine months! Let us know if you are interested.

Thank you.

UP Board

**University Park Board Meeting - Tuesday March 12th 7:00 pm**  
Conflict



University  
Park <universityparkboard@gmail.com>  
to bcc

Sat, Mar 9, 2024, 3:28 PM

The meeting will be held in person at the clubhouse and by zoom.

Agenda, zoom link and sewer update are on the website.

<https://universityparkks.org/>

We hope to see you at the meeting!

Thank you. University Park Board

**UP Board Meeting 1:00 pm Saturday 3/23/24 at the Clubhouse**

Monthly Meetings Doc



University  
Park <universityparkboard@gmail.com>

to bcc:

We are having a short meeting at the clubhouse on Saturday March 23rd at 1:00 pm to discuss funding of the boat dock repair. Residents are welcome to attend.

Meeting minutes for this meeting will come out shortly after the minutes from our board meeting in March.

Thank you.

UP Board

**Do you have items for the April UPID Board Meeting Agenda?**

WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>

to me, bcc:

Hope you are enjoying the beautiful sunshine the last few days! Please respond to this email with items you would like to see on the agenda for our April UPID Board meeting. The meeting will take place Tuesday, April 9 in the clubhouse or at the pavilion depending on weather and by Zoom at 7pm.

**April UPID Board Meeting Agenda and Zoom Link information**

WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Sat, Apr 6, 2024, 7:37 PM

The meeting will be held in person at the clubhouse and by zoom.  
<https://us02web.zoom.us/j/83774191308>

Agenda and sewer update are on the website.  
<https://universityparkks.org/>

We hope to see you at the meeting!

Thank you,

University Park Board

**Do you have agenda items for the UPID Board Meeting Tuesday, May 14th? If so, please reply to this email so we can add them.**  
WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>  
to bcc:

Tue, Apr 30, 2024, 11:59 AM

Please respond to this email with items you would like to see on the agenda for our May UPID Board meeting. The meeting will take place Tuesday, May 14 in the pavilion and by Zoom at 7pm.

Thank you,

UPID Board

**UP board meeting - Tuesday May 14th 7:00 pm**  
WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

The agenda and zoom link have been uploaded to the website. Meeting will be in person and by zoom. Hope to see you there.

<https://universityparkks.org/>

Thank you.

UP Board

**Re: Agenda items for June 11 University Park Board Meeting**  
WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Please respond to this email with items you would like to see on the agenda for our June 11 UPID Board meeting. The meeting will take place Tuesday, June 11 in the pavilion and by Zoom at 7pm.

Thank you,

UPID Board

**UP Board Meeting Tuesday 6/11/24 7:00 pm**  
WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Our monthly board meeting is this Tuesday at 7:00 pm. We will be at the pavilion and also on Zoom.

The agenda and the zoom link are both on our website under QUICK LINKS.

Hope to see you there.

<https://universityparkks.org/>

A Reminder that the **community potluck picnic is THIS Saturday at 6:30 pm**. Bring a dish to share and meet your neighbors.

## **Special Meeting on Firehouse Saturday June 29th 3:30**

WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>

to bcc:

There will be a special meeting held at the clubhouse this Saturday at 3:30 to consider and vote on signing the land transfer document for the new fire station.

This meeting will be available in person and by zoom. Link is on our website under Quick Links.

<https://universityparkks.org/>

**Please Note - The pavilion is reserved on Saturday June 29th at 4:00-9:00 by a resident.**

## **CANCELLED - Special Meeting on Firehouse today at 3:30pm**

WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>

to bcc:

The Special Meeting on the Firehouse scheduled for today at 3:30pm has been cancelled due to Riley County needing to make modifications to the land transfer agreement before proceeding.

**RE: Do you have Agenda items for the July UP Board Meeting on Tuesday, July 9th?**

WebSite/Zoom/Meetings



University Park <universityparkboard@gmail.com>

to me, bcc:

Please respond to this email with items you would like to see on the agenda for our July 9 UPID Board meeting. The meeting will take place Tuesday, July 9 in the pavilion and by Zoom at 7pm.

Thank you,

UPID Board

**Board meeting Tuesday 7/9/24 at 7:00 pm**

WebSite/Zoom/Meetings



University Park <universityparkboard@gmail.com>

to bcc:

Board meeting is Tuesday 7/9/24 at 7:00 pm in person at the pavilion and on zoom. Hope to see you there.

Agenda, financial report and zoom link can be found under QUICK LINKS on the UPID website.

<https://universityparkks.org/>

**Special Meeting regarding new fire station Thursday 7/25/24 at 6:30 pm**

WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Sun, Jul 21, 2024, 6:37 PM

There will be a special meeting held at the pavilion this Thursday at 6:30 to consider and vote on signing the land transfer document for the new fire station.

This meeting will be available in person and by zoom. Zoom Link will be on our website under Quick Links.

<https://www.universityparkks.org/>

Thank you.

UPID Board.

## **2025 proposed budget for University Park Improvement District**

**..Financial**



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Mon, Aug 5, 2024, 4:02 PM

The proposed 2025 budget for University Park Improvement District for funds from Riley County has been uploaded to the UP website under Upcoming Events. We have requested to not exceed revenue neutral (not raise the mill levy tax rate) for the 2025 year. This budget will be open for community questions and discussion at the August board meeting and voted on. Please attend in person at the pavilion or by zoom next Tuesday August 13th at 7:00 pm if you have questions or concerns. Zoom link and agenda for the board meeting will be on the website later this week.

<https://universityparkks.org/>

Sincerely,

UPID board (Jo Ann)

**Re: do you have agenda items for the August UPID Board meeting?**

WebSite/Zoom/Meetings



University Park <universityparkboard@gmail.com>  
to me, bcc:

Please respond to this email with items you would like to see on the agenda for our August UPID Board meeting. The meeting will take place Tuesday, August 13 in the pavilion and by Zoom at 7pm.

Thank you,

UPID Board

**UP Board meeting - Tuesday August 13th at 7:00 pm**  
WebSite/Zoom/Meetings



University Park <universityparkboard@gmail.com>  
to bcc:

Board meeting is this Tuesday August 13th at 7:00 pm. Agenda and zoom link are on the UP website. Hope to see you there!

<https://universityparkks.org/>

**Do you have agenda items for the September 10th UPID Board Meeting?**

WebSite/Zoom/Meetings



University Park <universityparkboard@gmail.com>  
to me, bcc:

Happy Labor Day! Please respond to this email with items you would like to see on the agenda for our September UPID Board meeting. The meeting will take place Tuesday, September 10th in the pavilion and by Zoom at 7pm.

Thank you,

UPID Board

**UPID Board meeting - Tuesday 9/10/24 at 7:00 pm**

WebSite/Zoom/Meetings



University

Park <universityparkboard@gmail.com>

to bcc:

UPID Board meeting is this Tuesday night at 7:00 pm in person at the pavilion and by zoom. Agenda, financial report and zoom link are all uploaded to the UP website. Hope to see you there!

<https://universityparkks.org/>

**Do you have agenda items for the October 8th UPID Board**

**Meeting?**

WebSite/Zoom/Meetings



University

Wed, Oct 2, 2024, 10:50 AM

Park <universityparkboard@gmail.com>

to me, bcc:

Please respond to this email with items you would like to see on the agenda for our October UPID Board meeting. The meeting will take place Tuesday, October 8th in the pavilion and by Zoom at 7pm.

Thank you,

UPID Board

**Board Meeting Tuesday October 8th 7:00 pm**

WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>  
to bcc:

Mon, Oct 7, 2024, 7:47 PM

UP Board Meeting is Tuesday October 8th 7:00 pm at the pavilion and by zoom. Zoom link and agenda are on our website. Hope to see you there!

<https://universityparkks.org/>

## **November Board meeting date - THURSDAY NOV 14th**

Inbox



University  
Park <universityparkboard@gmail.com>  
to bcc:

Mon, Oct 21, 2024, 7:40 AM

Due to a conflict we have changed the November board meeting to  
**Thursday November 14th at 7:00 pm** at the pavilion and by zoom.  
Please make plans to attend by zoom or in person.  
Thank you.

## **UPID Board Agenda for Nov 14 2024 - Community input is needed!**

Inbox



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Oct 24, 2024, 10:43 AM

\*\* Full agenda for the Thursday, November 14th meeting is available on the website <https://universityparkks.org/>

Please take some time to consider the information and questions below. We want to hear from you.

## Legal Discussion

**Legal cases** - current status update and options discussion. Input from the community will be taken at the November meeting and status updates will be shared by the Board. Please plan to attend virtually or in person to discuss the following. If you are unable to attend, you may submit an email to the Board with your input, comments, or questions at [universityparkboard@gmail.com](mailto:universityparkboard@gmail.com).

Background to the community:

There are two cases going on. Civil and HUD. Our lawyer is representing us in both, which means we are paying him for both. So far, we have been billed and paid \$2,685.25 of the \$5,000 approved for civil; and \$2,349.68 of the \$3,000 approved for HUD. Our lawyer charges the same hourly rate for both cases. We are still operating within the total approved budget of \$8,000, with just under \$3,000 remaining. Maple has a lawyer to represent her in both cases.

The civil case is on hold pending the potential HUD conciliatory discussion. If an agreement is made through the HUD conciliatory process, the civil case will be dropped as well as the counter suit. There will also be no reimbursement for legal fees on either side.

The preliminary HUD investigation timeline has closed. The Board attempted to open a conciliatory discussion and Maple initially declined which would have meant moving forward with a full HUD case; however, Maple has reconsidered and conciliation is back on the table. Conciliation means a discussion opportunity that requires us to present the language of conciliation that we are comfortable with, and Maple is required to do the same. HUD will then prepare a conciliatory document for both parties to sign. If an agreement with conciliation can be made, it will not involve HUD investigating further and will result in a quicker resolution for all involved. Keep in mind that pursuing the case instead of resolving it through a conciliatory agreement could result in UPID being charged with discrimination by HUD which would require more legal fees and potential penalties to be paid by the community.

Questions for the community:

The Board members will not be providing input on the specific conciliatory terms as advised by our lawyer but want to get as much input from the community as possible before proceeding. At the end of this discussion the board is going to vote whether or not we are going to proceed with conciliation.

We'd like to hear your thoughts about entering into conciliatory discussions. This agreement would allow Maple to keep the donkey on her property under certain agreed

upon terms. What are the terms you'd like to see? This doesn't mean we'll get them, but this is the community's opportunity to have input. Maple will also be presenting her terms and conditions to HUD, which will hopefully result in an outcome that everyone agrees upon. If agreement is reached, HUD will enforce compliance of the agreement on both parties. If we agree to go into conciliation and no agreement can be reached between parties, then HUD will proceed with their full case, which will likely be long and expensive.

Thank you,

University Park Board

## **BOARD MEETING - THURSDAY November 14, 7:00 PM**

Inbox



University

Fri, Nov 8, 2024, 7:41 PM

Park <universityparkboard@gmail.com>

to bcc:

**NOTE - BOARD MEETING CHANGE to Thursday November 14, 7:00 pm at the pavilion and by Zoom. Please attend in person or by zoom.**

Agenda, Zoom link and Sewer Lagoon update on our website:

[www.universityparkks.org](http://www.universityparkks.org)

Thank you.

UPID Board (Jo Ann)

## **Do you have agenda items for December UPID Board Meeting?**

Inbox



University

Tue, Dec 3, 2024, 8:21 AM

Park <universityparkboard@gmail.com>

to me, bcc:

Hope everyone had a great Thanksgiving! If you have agenda items for the next University Park Board meeting to be held on Tuesday, December 10th at 7pm in the clubhouse, please email them to the Board. Thank you!

## **UP Board Meeting on Tuesday 12/10/24 7:00 pm**

Inbox



University  
Park <universityparkboard@gmail.com>  
to bcc:

Mon, Dec 9, 2024, 2:44 PM

The UP Board meeting is Tuesday December 10th, 2024 at 7:00 pm. It will be held at the clubhouse and on zoom.

Please find the agenda and the zoom link on our website. Hope to see you there!

<https://universityparkks.org/>

Thanks.

UP Board

## **Do you have agenda items for January Board Meeting?**

Inbox



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Wed, Jan 8, 10:10 AM

Hope you are staying warm and safe! Please email the Board with any requests for agenda items for the January UPID Board Meeting. The meeting will be in the clubhouse on Tuesday, January 14th at 7pm.

Happy New Year!

UPID Board

**UP Board Meeting Tuesday January 14th at 7:00 pm - ZOOM ONLY**

Inbox



University

Sat, Jan 11, 6:54 PM

Park <universityparkboard@gmail.com>

to bcc:

**UP Board Meeting is Tuesday January 14th at 7:00 pm - BY ZOOM ONLY!**

Meeting agenda, zoom link and update on Lagoon is on the website.

<https://universityparkks.org/>

Hope to see you there!

**Do you have agenda items for February 11, 2025 UPID Board Meeting**

WebSite/Zoom/Meetings



University

Mon, Feb 3, 11:36 AM

Park <universityparkboard@gmail.com>

to me, bcc:

Hope you are enjoying the beautiful weather! Please respond to this email if you agenda items for the Tuesday, February 11th UPID Board meeting.

Thank you!

UPID Board

**Agenda for Tuesday February 11th, 2025 UPID Board Meeting**

WebSite/Zoom/Meetings



University  
Park <universityparkboard@gmail.com>  
to bcc:

<https://universityparkks.org/>

The agenda and the zoom link for Tuesday February 11th, 2025 UPID Board meeting is found on our website.

Meeting is at the clubhouse AND on Zoom. Hope to see you there.

Sincerely,

UPID Board (Jo Ann)

**Board Meeting Tuesday 3/11/25 7:00 PM At Pavilion and on**

**zoom**

**Inbox**



University  
Park <universityparkboard@gmail.com>  
to bcc:

<https://universityparkks.org/>

Board meeting agenda and zoom link is on the University Park website.

Improvement District Filing Packet is also on the front page of the website. Filing deadline is June 2nd, 2025 at Noon. Please consider running for the 2026 and 2027 positions.

Thanks!

UPID Board (Jo Ann)

**Do you have agenda item requests for UPID Board?**

**Inbox**



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

If you have agenda item requests for our next UPID Board meeting on Tuesday, March 11 at 7:00 pm please send them to universityparkboard@gmail.com.

Thank you,

UP Board

## Covenant Discussion

Inbox



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Sat, Mar 15, 8:56 PM

We need the community's input on UPID covenants. Please review these two documents on our website: UPID covenants and the Riley County Land Development Regulations.

We are going to have a first meeting to discuss this coming Saturday 3/22/25 7:00 pm in person at the clubhouse and by zoom to discuss these three options.

After reviewing the documents do you want to:

1. Leave covenants in place
2. Edit the covenants
3. Eliminate the covenants and rely strictly on the Riley County Land Development Regulations.

It is important that you review the documents ahead of time so you can have an understanding of what we are discussing and come prepared to give your input.

In addition to the meeting there will also be a survey sent out to get your feedback on the above three options. Please take a minute to answer it.

Thank you.

UPID Board

<https://universityparkks.org/>

## **Special Covenant Meeting Saturday March 22nd 7:00 pm**

Inbox



University Park <universityparkboard@gmail.com>

to bcc:

First of multiple covenant meetings is Saturday March 22nd 7:00 pm at the pavilion and on zoom.

Special Covenant meeting agenda, zoom link and Supplemental information for UPID covenant discussion are all uploaded to the website. Hope to see you there.

<https://universityparkks.org/>

UPID Board (Jo Ann)

## **Do you have agenda items for the April 8th UPID Board Meeting?**

Inbox



University Park <universityparkboard@gmail.com>

to me, bcc:

Please respond to this email if you have a request for an agenda item for the April 8, 2025 UPID Board meeting. We'd also like to hear from you if you have additional information to add to the Covenants discussion. The date for our next Special Meeting to discuss the Covenants will be set at the Board meeting.

Thank you,

UPID Board

## **Board meeting - Tuesday April 8th 7:00 pm by zoom and in person**

Inbox



University  
Park <universityparkboard@gmail.com>  
to bcc:

Agenda and zoom link for Tuesday April 8, 2025 meeting have been uploaded to the website.

<https://universityparkks.org/>

Hope to see you there in person or by zoom.

Thanks.

UPID Board

**April 19th at 7:00 pm - Covenant meeting by zoom and in person at the clubhouse**

Inbox



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

We would like the community's input regarding the covenants. This is the 2nd meeting to discuss.

There is a lot of information on our website - please review and come prepared to the meeting.

Zoom link will be on the website.

<https://universityparkks.org/>

Thank you.

UPID Board

**Burn Pile is open - please send requests for UPID Board meeting agenda items**

Inbox



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Mon, May 5, 5:44 PM

The burn pile is now open. Thanks Don Turner!! Also, please  
email [universityparkboard@gmail.com](mailto:universityparkboard@gmail.com) if you have anything to be added to the agenda for  
the UPID Board Meeting next Tuesday, May 13th at 7pm. Thank you!

UPID Board

## **Important Dates - Upcoming Potluck, Covenant Meeting and Meeting minutes**

Inbox

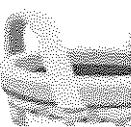


University  
Park <universityparkboard@gmail.com>  
to bcc:

Fri, May 16, 10:23 AM

**Community potluck** picnic is Saturday 5/17/25 at 6:30 at the pavilion. Hope to see you

there!



**Covenant meeting** is Saturday 5/24/25 at 10 am at the pavilion and by Zoom. Hope to see you  
there!

**Meeting minutes** from the last board meeting will be uploaded to the University Park this  
weekend. Apologize again that we couldn't get zoom to work.

**Agenda for Special Covenant Meeting tomorrow - Saturday, May  
23 at 10am**

Inbox



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

At tomorrow's meeting we will discuss any new information that has been collected since the April special meeting and any final input from Community members concerning the Covenants prior to the vote at June's regular board meeting. Please see the attached minutes from the April special Covenant meeting as a reference. See you tomorrow,

UPID Board

**Next Board meeting is WED June 11th 7:00 pm by Zoom and at the Pavilion**

Inbox



University  
Park <universityparkboard@gmail.com>  
to bcc:

The meeting agenda and zoom link are posted on the UP website.

Hope to see you there in person or by zoom.

<https://universityparkks.org/>

Thank you.

UPID Board (Jo Ann)

**New Date for UPID Board Meeting - Wednesday, June 11th at 7pm**

Inbox



University  
Park <universityparkboard@gmail.com>  
to me, bcc:

Fri, May 23, 8:57 PM

Mon, Jun 9, 10:24 AM

Sun, Jun 1, 10:06 PM

The University Park Improvement District Board Meeting will be held on **Wednesday, June 11, 2025 at 7pm**. Please note the new date and respond to this email with any requests for agenda items. The meeting was changed to allow for all Board members to be present for the meeting.

Thank you,

UPID Board

**UPID Board Meeting is Tuesday, July 8, 2025. Please let us know if you have agenda item requests.**

Inbox



University Park <universityparkboard@gmail.com>  
to me, bcc:

Mon, Jun 30, 2:38 PM

The next UPID Board Meeting is Tuesday, July 8, 2025. Please let us know if you have agenda item requests by replying to this email.

Thanks!

UPID Board

**re: Let us know if you have agenda items for UP Board Meeting  
Tuesday, Aug. 12**

Inbox



University Park <universityparkboard@gmail.com>  
to me, bcc:

Tue, Aug 5, 7:32 AM

Let us know if you have agenda items for the upcoming UP Board Meeting Tuesday, Aug. 12, 2025.

Thank you,

UP Board

**Please send Agenda item requests for UPID Board Meeting  
Tuesday, Sept. 9, 2025**

Inbox



University  
Park <universityparkboard@gmail.com>

to me, bcc:

If you have requests for Agenda items for the UPID Board meeting this coming Tuesday, Sept. 9, please email them to the Board. We will meet at the pavilion at 7pm (or in the clubhouse if it is cold) and on ZOOM. Hope to see you there!

Your UPID Board

**September's board meeting - Tuesday Sept 9th 7:00 pm**

Inbox



University  
Park <universityparkboard@gmail.com>

to bcc:

Mon, Sep 8, 3:36 PM

September's board meeting is Tuesday September 9th at 7:00 pm by zoom and at the pavilion.

See the website for agenda and zoom link.

Please take a look at the Pickleball/basketball project quotes in the pdf with the agenda. We will be voting on this so your understanding and input is important. Note that the original bid out in the flat area by the road is no longer viable due to the need to keep that area available for a lateral field in the future. There are two locations up for discussion: one area near disc golf hole one and one near the parking lot. Neither site includes bids for a retaining wall. If you can, take a minute to look at the quotes and look at the locations before the meeting.

<https://universityparkks.org/>

Thanks.

UPID Board (Jo Ann)