



**University Park Improvement District
Board Meeting Minutes
July 9th, 2026
University Park Clubhouse – 7:00 PM**

1. Call to Order
2. **Roll Call** - Board members present: Sarah Dahl and Jo Ann Zahner
In Person: Richard Soash, Kevin and Diane Wilcox, Todd Schmidt, Denise Clark, Sandra Graham, Laurie Brunner, Eric Slaymaker, Karla and James Slaymaker, Forrest Whitt, Dave Chizek, Rita and John Cassida.
On Zoom: Jack Nelson, Jim Jackson, Mark Feldman, Jenna Grater, Travis Gilbert
3. **Approval of Agenda** - Approved
 - a. Move of Sept board meeting
4. Approval of **Minutes** of June 8th, 2026, meeting. **Approved**
5. Approval of Last month **Financial Report – Approved.**
6. **Public Forum** (State Name - 3 minute per UPID Policy)
Laurie Brunner wanted more information about the stone blocks and wanted clarification on the venmo account. Venmo information is on the website and is on the kiosk at the golf course. We will highlight where this is on the website - UP Venmo for payment is **@University-Park**. It is at the top of the front page.
7. **Officer Reports**
Sarah Dahl –has information she will discuss later in the meeting regarding property taxes, mill levy and budget increases in new business.
Jo Ann Zahner – University Park board Facebook page isn't being monitored and how to communicate this out so residents know it isn't being monitored – new friend requests and questions being asked on the UP Board Facebook page. Can't reset the page due to the phone number being reassigned and we don't have the password for it. Post on UP Board Page to contact the board by gmail.
8. **Committee Reports**
Standing Committees and Liaison Updates
 - i. Boat Ramp – John Cassida – Lake level is over normal. 1078 is the point where we can put the dock in- dock is ready to go.



- ii. Equipment – Curt Friedrich sent message to board email – mowing is under way, equipment is good. Maintenance is all good. There are some areas that need attention and Curt is working with Laura on burn vs spray vs mow.
- iii. Firewise – Todd Schmidt - please report hours by email (upidfirewise@gmail.com) when you cut trees. He will also put a notebook down by the burn pile in a repurposed mailbox for people to jot their hours if they would prefer that way.
- iv. Golf Course – Dave Chizek – He will be getting together with the people who have voiced interest in getting on the golf course reconditioning committee. Dylan Spelman collected disc course fees ahead of time and sent the \$5.00 fee for us through Venmo. There were 57 people who took part in this. Tourney was only on Saturday. Temp baskets they put up worked out well. There is no committee chair for the disc golf group at this time. Question on low water on culvert area and whether gravel needed to be dumped. Dave will look into it.
- v. Riley County Parks Board – Curt Friedrich – next parks meeting is scheduled for September 8th at University Park and conflicts with our meeting – if you are interested in attending please let Curt know so they can count you in on food. Sarah did attend that meeting and nothing of note was discussed. We will move the September UPID board meeting to Thursday September 10th.
- vi. Prairie Management – Laura Mendenhall – nothing to report.
- vii. Sherman Township Liaison – Jo Ann Zahner – nothing to report. Question was asked about checking on the road plans for our area. Lots of potholes. Jo Ann to find out.
- viii. Welcome – Sande/ Shelly Williams - rep not present. New tenant in Sarah's house on Lakeview (Amy Wagner and her son Slade). Welcome to the neighborhood!

9. Unfinished Business

- a. **Pickleball/Basketball** Thank you for all the labor James and Karla Slaymaker donated on the leveling and rock work. If you are interested in purchasing a limestone block – asking for \$100 per block. Can use Venmo, cash or check. We are planning on doing a Plaque recognizing those who contributed. Will need more fill and once it happens will need to make a final decision on the fence. Collected \$1400. James reported that after a 1" rain the water is coming off the slab and runs North. The slab is level going East and West but it trails off going North and is 2 inches lower on the North side. All of the water is running to the corner and it will set there. The feeling is that the concrete person should try and solve the problem with the water pooling and use a french drain or pipe or



something in the corner. The consensus is the concrete company should be asked to resolve this issue. It will never get better if we don't do anything. Diane Wilcox will put together a subcommittee meeting to address the issues with the water and the concrete.

- b. Community Building report by Jenna Grater – the purpose of this committee is to gather numbers for the board on costs to make either the firehouse or the equipment shed for the place for the community building. Not pick or choose which ones is the best. Just looking at the buildings itself to get them ready for community events. There has not been a specific meeting yet due to schedules. Abode was asked by a committee member to come out to look at the buildings to give general numbers. There were some communication problems that Jenna and Danny Grater (the committee chairs) will work to correct and get everyone on the same page so this can move forward and so everyone is on the same page. The board should only hear from the co-chairs. This will be helpful to make this process smooth. There is no pressure because this isn't expected to be accomplished (the construction project) any time soon.
- c. Board vacancy has been filled by a volunteer in the community and we will start the process to have the commission approve the nomination and they will be at the August meeting.
- d. Idea was put forth by Derreck Alcala through James Slaymaker to put holes in the pipe on the playground to help drain the water. James will make sure this will get done. Thank you both!

10. New Business

- a. **Rental House Vacancy-** the tenant who was living there did an early termination. We are not sure why. There was an early term fee – 100% goes toward Italian Estates. Previous tenants are still responsible until new tenant moves in. New tenant has been found and are moving in August 3rd. There is some confusion about lawn care and who is responsible. Italian Estates has been asked to make sure that is in the new lease. Rent was raised by \$100 per month. Asked Todd to go ahead and mow the rental house grass. Thank you Todd!
- b. **Mill Levy increase:** Its not truly a mill levy increase – there have been changes to how they do mill levys and taxes in 2023. At the time of 2023 when it was changed our mill levy was 5.0 which equated to \$9655 in annual tax revenue that UP receives. They froze the tax revenue is what they did. So we only receive \$9655 annually. Past income has not kept pace with the value increases. So our mill levy now is 3.092 and it will continue to decrease as long as we don't raise the tax revenue. We have to let them know what tax revenue we want to receive. UP has spent approximately \$40-45,000 annually for the last 5 years. If we want to stay in



that annual expenditure range we need to raise our total tax income for 2027 to about \$18,000 so double our current tax revenue. Our taxes have not been raised for at least ten years. That would raise us to an 8.0 mill levy. If you want to know the exact calculation for your house please contact Sarah at universityparkboard@gmail.com and or text her and she can help calculate. We could do a moderate increase now and stair step it a little bit each year. There is a giant gap to where we were at. We don't have an annual budget – we have one with Riley County. It is published. An apology was made about not bringing this up earlier. Decision must be made this week for the budget for this year. We budget including the income from the cell tower and from the rental house, the park use fee, the golf course fees etc... On our website we do have the monthly financials and the annual summary under historic data. Out of 120 houses around 40 people pay the annual parks fees. Sandra brought up that it is confusing on our fees and she feels it should just be one fee. Sarah pointed out that new residents usually pay but it is the residents that have been out here that don't pay. We did make it clearer on the UP websites and bring it up. The increase on a \$200,000 would be roughly \$45.00 for an 8.0 mill levy. The mill levy conversation happens annually. We can stair step the increase if we decide to annually. We are paying for more work around the community because there are less volunteers doing the work. Our expenses have gone up. It is reasonable to raise the numbers. The items we need to budget for are upkeep of the facilities, grounds and rec equipment, and community events. A straw poll was conducted with the group present at the meeting. A motion was made and seconded to increase it to a 6% mill levy.

11. Announcements

- a. Board Announcements** September board meeting is moved to Thursday September 10th at 7:00 at the pavilion and on zoom.

The November Board meeting has been moved to the 3rd Tuesday November 17th at 7:00 pm.

The Picnic is Saturday July 18th at 6:30 pm.

- b. Community Announcements**

12. Adjournment- Meeting adjourned at 8:34 pm.