

**University Park Subdivision
Annual Meeting
May 8, 2007
Minutes**

In attendance: David Heyse, Trustee, Kay Watts, Trustee, Deborah King, Trustee and Teresa Miller, bookkeeper.

Edward McCarthy, 7101 Princeton, Mark Luszczynski, 7008 Cornell, Judy Rosenberg, 7125 Stanford, Lorin Cuoco, 7024 Cornell, Mike Giger, 830 Vanderbilt, Ann Heyse, 7020 Cornell, Anne Lewis, 825 Midland, Gary and Jen Jensen, Shelley Welsch, 7141 Delmar.

The Trustees were introduced and the meeting started.

Annual Meeting Minutes

Kay Watts moved to adopt the meeting minutes from the 2006 Annual meeting. Teresa Miller seconded the motion and it was approved.

Trustee Election

David Heyse is up for re-election. Nominations were requested from the floor but none were extended. Deborah King moved to re-elect David Heyse, Teresa Miller seconded the motion and all agreed. David Heyse was re-elected for a 3 year term.

Budget

Debbie King explained that the subdivision had cash left from 2006 since concrete projects had been postponed to 2007.

Maintenance

A homeowner questioned the use of sawhorses to reduce speeds throughout the neighborhood. A discussion followed seeking the opinions of homeowners. The Trustees have discussed purchasing 10 additional welded sawhorses to keep speeds down as traffic increases on Midland. Homeowners agreed.

Discussion started about posting speed limit signs at the entrance to the neighborhood. Deborah King will talk to University City police about signs but would prefer to keep signs to a minimum.

Changes to Midland

St. Louis County is planning to re-stripe Midland to 4 lanes during the Highway 40 construction project to accommodate the anticipated increase in traffic. The Trustees have been working with County Traffic officials and have secured a commitment to revert the street to 2 lanes after the project is complete.

Assessments

Assessments were increased this year to speed up the concrete projects. There are no plans to increase the assessment in 2008. The due date was also moved up so that the cash flow increased before summer concrete projects begin.

A lot owner asked if a neighborhood improvement district has been considered to repair the streets at one time. University Park Subdivision #2 just completed the process and it cost homeowners an average of \$4,500 to replace 4 streets. There are 120 property owners in the subdivision. The cost was approximately \$200,000 per block to completely

replace the streets. The Trustees will look into this option if it doesn't affect the subdivision's ability to control access to the streets (maintain gates at Delmar).

Projects

Streets – Cornell from Purdue to Vanderbilt will be started next week. Curbs and gutters will be replaced to control water flow in hopes of preserving the streets. Amherst from Purdue to Midland will be completed next.

Sidewalks – Over 150 sidewalk slabs will be replaced this summer.

Indenture

Attorney Scott Buehler notified Deborah King that recent cases require the subdivision to get 100% of homeowner's signatures if the new Indenture is more restrictive regardless of the percentage required by the existing Indenture. Changes that are not restrictive require a 66% approval rate and all homeowners must sign and be notarized.

The attorney also provided an estimate of \$4500-7000 to revise the indenture.

The Trustees request homeowner's opinions on whether to proceed with revising the Indenture without adding restrictions.

Trustees

The Trustees will focus on implementing standard procedures and controls to make the transition easier for new Trustees.

University City is sponsoring a conference between private subdivisions to share best practices. All 3 Trustees are planning to attend. The Trustees are also planning to join the Community Involvement Association to communicate with similar officers throughout the community.

Misc.

Website – Homeowners asked that concrete specs be posted. A message board would also be helpful and will be researched by the Trustees.

John Huston's maintenance group is to be commended for their fast clean up during the storms last summer.

Kay Watts adjourned the meeting at 8:26pm.