

## University Grove Homeowners Association Annual Meeting Minutes

Tuesday, 6 October 2015  
Falcon Heights City Hall  
2077 Larpenteur Avenue

### Meeting opened at 7:30 pm

#### President's Report: Mike Bougie

Mike reviewed the UGHA homeowners' reminders:

- Lease approval required for:
  - Exterior improvements
  - Tree trimming or landscaping. Boulevard trees are city's responsibility; a crew will come to trim if requested.
- Clean up after pets. Remove ragweed. Keep sidewalk and paths free of snow/ice. Residents with dogs requested that alternatives to salt be used to keep sidewalks free of snow/ice as salt is hard on dogs' paws. Trees must be trimmed back to 6ft above sidewalk.
- Maintain the commons, following current Lease provisions.
- U of M listed as "Lessor" on homeowners insurance - Any questions, contact the U of M Real Estate Office

Grove Lease Insurance Requirements (verbatim):

- (a) fire and extended coverage insurance in the amount of 100% of the full insurable value of the improvements which names the University (REGENTS OF THE UNIVERSITY OF MINNESOTA) as loss payee;
- (b) not less than \$500,000 in general liability insurance which names the University ((REGENTS OF THE UNIVERSITY OF MINNESOTA) as additional insured; and
- (c) provide the University (c/o Real Estate Office, 424 Donhowe, 319-15<sup>th</sup> Avenue SE, Minneapolis, MN 55455) a certificate of insurance evidencing the coverages described in (a) and (b) above, at commencement of the land lease and upon the renewal of each policy.

Mike reported that the Grove events of 2015, including the Grove Spring Park Clean-up & Potluck BBQ and the Grove Night to Unite Block Party, were a success.

He provided real estate updates, noting that the following homes were sold in the past year:

1. **2202 Folwell** – Mary Etta and Jim Litsheim  
Listed October 2014; Sold April 2015  
*New owners: Paul Harding and Sarah Landford and new baby: Huey*
2. **2279 Hoyt** – Bob and Joni Sterner  
Listed June 2014; Sold January 2015  
*New owners: Aaron and Alexis Lorenz and Harper (2010), Nicholas (2012), and Julian (2014)*
3. **2255 Folwell** – Jo Eberle and Tim Beatty  
Listed April 2014; Sold June 2015  
*New owners: Jeff and Hikaru Peterson and Eric, Soren, and Kaya*
4. **1586 Burton** – Pauline Boss and Dudley Riggs  
Listed September 2014; Sold June 2015  
*New owner: Peter Bahl*
5. **2261 Folwell** – Anne Pick  
Listed November 2014; Sold June 2015  
*New owner: Carol Leffingwell*
6. **2132 Folwell** – Ket and Sheila Richter  
Listed May 2015; Sold June 2015  
*New owners: Peter Morrell and Fernanda Rodriguez*

He announced that two homes are currently for sale:

1. **1588 Fulham** – \$655,000 Karen Rue, Edina Realty
2. **1572 Fulham** – \$549,900 FSBO Jeff Connell

**Treasurer's Report** (Damon Anderson) was approved. (See attached- Appendix 1)

**City of Falcon Heights Report** (City Manager Sack Thongvanh and Council member/Grove resident Beth Mercer-Taylor)

1. City Manager Sack Thongvanh reported that the Grove is scheduled for major street replacement work in 2017. (See attached- Appendix 2). Hoyt may not be done in 2017 as it will be a joint project with St. Paul and requires more negotiation.
2. The anticipated timeline is as follows:
  - April 16, 2016 – Neighborhood meeting
  - April – September 2016 – Project design completed
  - August 2016 – Neighborhood meeting with city engineer
  - October 16, 2016 – Preliminary hearing
  - June – August 2017 – Construction
  - October 2017 – Assessment hearing
- Two options are being considered for street replacement:
  - Option 1 involves mill and overlay with spot repair of sidewalks. Water mains would not be replaced. This type of repair lasts 15-20 years and costs \$20 per linear foot or approximately \$1200 for an average size lot.
  - Option 2 would involve completely reclaiming the road, and with this option water mains would be replaced. This type of repair lasts 25-30 years and costs \$34 per linear foot or approximately \$2000 for the average lot.
- A final decision on Option 1 vs. Option 2 will be made by the City Council with input from UHGA and will also depend on the result of the asphalt sample. Option 1 is not possible on pavement with significant surface distresses. In response to a question, the City Manager noted that water mains were last replaced 40-50 years ago.
- Homeowners will be assessed depending on the size of their lot's front side. The city has not yet determined how it will assess the owners of corner lots.
- Homeowners at the meeting asked if this process would address the flooding that occurs on Folwell Avenue east of Coffman. Sack responded that flooding was occurring, at least in part, because 3-4 feet of leaves were found in the sewers. He noted that the city will pick up leaves in the street annually beginning this year.
3. The city's park improvement study ([http://www.falconheights.org/vertical/sites/%7BA88B3088-FA03-4D5D-9D04-CCC9EF496399%7D/uploads/Falcon\\_Heights\\_Parks\\_Improvement\\_Study\\_Report.pdf](http://www.falconheights.org/vertical/sites/%7BA88B3088-FA03-4D5D-9D04-CCC9EF496399%7D/uploads/Falcon_Heights_Parks_Improvement_Study_Report.pdf)) is in the implementation phase. Curtis Field renovations are now in progress, but all parks need some attention. New ideas are welcome, especially concerning University Grove park.
4. There are currently openings on the following city commissions: Environment, Neighborhood Commission. The Council is also seeking high school students who are interested in serving as youth commissioners.

**Ecumen - Matt McNeill, Director of Business Development, and Tim Nichols**

- Ecumen is a 150-year-old senior services organization that has been engaged in conversation with Luther Seminary over the purchase of some of its land.
- Two projects are contemplated: (1) at Luther Place and Como (kitty-corner from Speedy's Market) a 60-unit housing cooperative similar to 1666 Coffman and (2) on the corner of Como and Eustis an 86-unit general occupancy apartment building with 20% affordable units and a 130-unit senior housing building with services, including a memory unit, behind it.
- Ecumen has had meetings in St. Anthony and has decided to step back to take into account neighborhood feedback about architecture and land use.
  - Concerns were raised about parking issues as the seminary's parking is full and many students and visitors park on the street. Ecumen plans to add underground parking, pocket parking and surface parking.

- The site at Eustis and Como could include retail. St. Anthony park residents have made clear that they do not want competition with Speedy's Market.
- Ecumen has met with the Block Nurse program in St. Anthony Park. They want to complement their work, not compete or overlap.
- In regards to the timeline, the goal is to develop a site plan by the end of the year. There will be traffic and parking studies in January and February. Construction would begin in summer 2016. Luther is also hiring an architect, etc. and working in conjunction with them so that their construction/renovation proceeds in concert with Ecumen's.

**University of Minnesota Capital Planning** (Jan Morlock, Director of Community Relations for the Twin Cities campus in the Office of University Relations, Beverly Anglum, Bell Museum, and George Weiblen, Bell Museum Science Director and Grove resident)

- The new building for the Bell Museum will be located on the southwest corner of Cleveland and Larpenteur. Construction is scheduled to begin in spring/summer 2016 and the museum will open in summer 2018. The bee lab will relocate, but the recreational soccer fields will remain. See attached site plans (Appendix 3), which include a 120-seat domed theater for the planetarium, classroom space, retail space, and event space. The facility will be available for rental for weddings, conferences, and other events, which may take place in the evening. The architects have incorporated the latest sustainability features; the building itself will be an exhibit. McGough is the construction company and they are aware that they need to have regular communication with the neighborhood. The parking lot, which will include 110 spaces, will be next to 1666 Coffman.
- The new Bee Laboratory will be located just north of the greenhouses on Gortner. There is a fundraising effort related to pollinator plants at the Arboretum that will be connected.
- The Golf Course is aging and needs renovation. Horticulture Science is considering ways to make it environmentally and economically sustainable and still support its many uses (e.g. recreational golf, intramural golf, intercollegiate golf, cross-country skiing).
- There is a Campus Community Advisory Committee that meets quarterly. People from the UGHA are welcome to take part. Contact Jan Morlock ([612-624-8318](tel:612-624-8318); [jam@umn.edu](mailto:jam@umn.edu)) for more information.
- The new athletic facility on the Minneapolis campus will displace the track and field. At the last Board of Regents meeting a decision was made to construct a new track facility on the Minneapolis campus.

### **Election of New Officers**

The following nominees were elected unanimously by those present at the meeting:

- President: Bob Gehrz, 2285 Folwell
- Vice President: Kristen Swanson, 1583 Northrop
- Treasurer: Amy Pakhomov, 1595 Vincent
- Secretary: Brent Dalzell, 1603 Northrop

### **Other Issues**

- A question was raised on whether the idea of homeowners purchasing their property from the university had been pursued. Mike Bougie reported that he had not had time this past year to look into this issue.
- Homeowners noted that when the fall track meets take place, it becomes difficult to navigate the Grove as people park on both sides of the street. They asked whether it would be possible for Falcon Heights to put up temporary signs allowing parking on only one side of the street to address the safety issue (i.e. emergency vehicles are not able to access homes on Folwell). Falcon Heights has agreed to place temporary signs.
- Karen Kloser commented that the garbage contract is up again. Kevin Silverstein has negotiated a new contract in past years. Bob Gehrz, as incoming President, agreed to oversee this process.
- Karen also mentioned that a new student has taken over as website tech but that someone is still needed to manage the content and student.

**Adjourned at 9:10pm**