

Village of Green Trails Association, Inc.
Meeting Minutes
February 12, 2025

Chaired By: Mary Monachella
Attendees: Mark Cillo, Bob Williams, Caryn Carlie
Absent: Micah Roufa, Trevor Davies
Attendees: None
Meeting Called to Order: 7:00 p.m. City Hall

Approval of Minutes

The January meeting minutes were approved by email and posted.

Finance Review

- 1.) The financial reports for the month of January were approved.
- 2.) The 2025 budget was reviewed and approved. The annual assessment for 2025 has been increased from \$230.00 annually to \$250.00 annually for residential lot owners and \$500.00 annually for non-residential properties. This is an increase of 8.7%. The last time the assessment was raised was in 2018. The Village Indenture requires that the Board annually assess upon the Owners the assessment reasonably necessary to pay the costs for general maintenance, administrative cost and reserve amounts; and the amount of the annual assessment shall not increase by more than 10% over the prior year's assessment without approval of 55% of the Owners.
- 3.) An invoice for \$7,000.00 from Hanneke Tree Service for removal of the tree behind 375 Statesman Court was approved.
- 4.) Trevor Davies resigned today as Treasurer and from the Board.
- 5.) Bob Williams will serve as Treasurer through May 2025 until elections are held.

Lake on Ladue Road

- 1) The lake level is up and holding there. The lake is in good shape now. This summer, after the lake level has naturally receded, we may consider dredging the edge facing Ladue Road to increase the lake depth there. The Board will reach out to developers in the area to see if there is any interest in taking the dirt dredged up; the financial arrangement to be worked out.

Grounds Review

- 1.) The board has approved work to be completed by Terrill at our contracted rate. Terrill will begin the work shortly:
 - a. Clean out creek behind 188 Saylesville.
 - b. Remove debris and brush in the field near Forest Crest.
 - c. Trim the bushes along the creek next to 144 Saylesville and the common ground and remove the dead tree on the common ground in the same area.
 - d. Brush hog the powerline field.
 - e. Plant ground cover at 111 N. Greentrails Drive (it's been too wet to plant)
 - i. The sinkhole may have re-opened and needs to be reviewed by Crowder and Terrill for possible fixing before the planting is completed.

Other Business

- 1) The content of the letter to homeowners was reviewed and finalized. The letter provides information about the Board roles. There are openings on the Board that need to be filled.
- 2) The Board began discussing the frequency of the board meetings, possibly seeking to reduce the number of meetings. According to our by-laws, an annual meeting is required. Special meetings may be called by the Board or by Owners, subject to giving proper notice about said meeting.

Next Meeting

Wednesday March 19, 2025, at 7 p.m. by Zoom. Please note that the annual meeting will be held Wednesday May 14, 2025.