

Village of Green Trails Association, Inc.
Board of Trustees Monthly Meeting Minutes

Date: Tuesday, August 25, 2026

Time: 7:00 p.m.

Location: Google Meet

Attendees: [Mary Monachella](#), Mark Cillo, Brett Scarfino, Rebecca Aft, [Ken Koboldt](#), Lisa Berger

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of July 21, 2026 Meeting Minutes

Mary Motioned to approve, All approved

4. Treasurer's Report

Review the July 2026 financial statements posted to the CPM portal.

Brett reviewed the financial report (attached)

There is a small discrepancy between what Brett has and CPM is showing for the month, he is keeping track and going to work through the discrepancies with CPM, we will publish to the website as CPM reports and the Treasurer will have it updated with CPM for the next month.

Some of the financial statements have personal information of homeowners, we want to have a separate report from CPM with the condensed report. Brett recommended pages 1-2 are published to the website and all agreed.

Collection policy - CPM charges \$25 per month to send a letter to collect late payments.

Proposal - if it's just our interest and just 2-3 months late - we authorize Brett to waive the fee. We will pay the \$25 fee one time, if the homeowner is late again, we will not waive the \$25 fee.

5. Unfinished Business

A. Review of Master Project Tracker - Updates made and projects assigned/approved on Project Tracker

- Walk through all open, in-progress, and needs-assessment items.

- Confirm current status, Board lead, and next steps for each entry.
- Identify any items ready for closure, reassignment, or escalation.

6. New Business

- See Project Tracker for any new projects added and all current projects in process.

Created - board@villageofgreentrails.org for homeowners to contact the board.
Personal emails will be removed from the village website.

7. Assignments and Follow-Up

- See Project Tracker for all project assignments.

8. Next Meeting - September 22 @ 7 pm via Google Meet

9. Adjournment