

Meeting Minutes – September 30th, 2025

Call to Order

The regular meeting of the Village of Green Trails Association, located in Chesterfield, Missouri, was called to order by Vice President Mark Cillo at approximately 7:01 p.m. on September 30th, 2025. The meeting was conducted via Google Meet video conference.

Attendance

Mark Cillo – Trustee, Vice President

Caryn Carlie – Trustee, Treasurer

Micah Roufa – Trustee

Ken Koboldt – Trustee

Karen Scaglione – Trustee, Secretary

Gary Rottler-Guest Homeowner

Absent: Mary Monachella – Trustee, President

Approval of Minutes the August 2025 minutes were previously approved via email and posted to the Association's website.

- Financial Report
- Treasurer Caryn Carlie reported that the Association's 3 bank CDs mature in October. All three CDs will be rolled into new short-term bank CDs at the prevailing rate. One of the CDs, with a current value (as of 7/31/2025) of \$55,641.80 will be rolled into a new CD in the amount of \$40,000.00 and the balance will be added to the cash account at CPM (Community Property Management, our property management company).
- Caryn reported that CPM has not yet recorded income for 2 CDs (interest of \$533.35 each) and income for road maintenance (\$212.00) so the Total

Assets reported on the 8/31/2025 Balance Sheet are understated. Caryn has emailed CPM and CPM shall make these updates on the September Balance Sheet.

- Caryn made note that in the month of August the Association was charged \$1,892 for legal fees. Legal fees are charged to the Association for expenses related to collecting unpaid assessments. The Board agreed to table a discussion on legal fees and collection fees related to accounts in arrears until a future meeting.
 - The Board accepted the financial packet for 8/31/2025 as presented, with CPM making the above adjustments on next month's report.
 - CPM has assigned our Association a dedicated associate for all matters except collections; collections will still be handled by Angie.
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Ken proposed a way to help control budget would be to use Angie's list, Thumbtack, sites that offer service providers to allow for cheaper rates. Thinks it would help the board work easier. Does this save the board time? Can we get 3-5 quotes. Possible grouping of non-emergency trees to save money. Gary states he thinks face to face is good, however young service providers do different things regarding labor and pricing. It is important to post our insurance requirements as they are challenging, and service providers need to understand our insurance requirements.

Contracts and Invoices

-Arborist viewed the common ground at 14375 Ladue and marked trees to be trimmed or removed. County Bid tree was approved online / and invoice for \$3800.00 was paid afterward when completed.

-6 small stumps to be removed, County Tree bid \$600 in which it would be cheaper to do in the winter. The removal of the stumps is pending.

Gamma Tree removed the 2 dead trees at 121 Cortico Invoice for \$1750 was paid.

Caryn reported that Invoice dated in September was paid to Terril for \$340 sprayed the rock on hillside at 111 North Green trails drive.

111 North Green Trails Drive. The problem was addressed last year and this year. Stones to direct the water to Ladue Road, as well as corrected issues by removing trees were falling/ and by planting ground cover. The problem still exists due to a large area of the stones have collapsed by another erosion hole under the stones, in which the water is now going back over the hill. Also, even though the repair cost was already approved by the Board and the job ordered, the Board added a discussion about having Crowder warranty or guarantee that this repair would fix the problem. We agreed to approach Crowder on this matter and ask how he could partner with VGTA for a permanent fix. We also understand erosion issues can be difficult to permanently fix. We may not get a guarantee, but we are still proceeding with the repair work

All (except Ken who refrained from voting) agreed to vote yes on moving forward after discussion for \$2,150).

Terril bid \$1,750 to remove 4 dead trees at trail top drive, the field at Cambeara court, 14225 Ladue Road, and the lake was approved, and the work has begun the limbs at the lake were removed.

Terril bid for removal of 2 dead trees at Forest Crest, the entrance to Diplomat field / entrance to big field for \$2,000 has been approved and sent. Caryn made a comment (they quoted the price of \$2,000 for individual trees, as a package it was \$1,500, so we will approve the \$1,500).

Terril bid for late fall /winter maintenance of bamboo in north field using a brush hog. Honey suckle/Brush Price total is \$400 for Bamboo removal, and up to \$2,400 for the entire perimeter. Proposal is \$1,200-\$2,400. Discussed the concept that this Brush/ect butts up to the perimeter of the woods. We could possibly allow the perimeter to come in a little and we did not treat the perimeter as a hard line but slightly newer each year. Downside of leaving the perimeter? Most

of it is honeysuckle which is invasive. Do not want to upset neighbors. We need to look to the future.

-Voted to Approve: Micah, Mark, Caryn, Karen,... (Ken refrained)

-No agreement with Lake on White Road for a small culvert. Mary is handling this project at this point, and some portions of this whole project will be at VGTA expense, and some at Lake on White Road.

Approval needed for Terril bid for \$300 the branch at 4425 Ladue- ALL approved

Grounds and Issues

Update on Lake:

Due to no rain/ been in drought/ lake dropped. Standby draining quickly then water can replenish. Need to look at long-term solutions. Possibly shut pipe off to preserve flow/volume of water? Shut off valve?

Future Meeting

-Next meeting to be Tuesday October 21st, 2025, at 7pm Google Meet.