

Village of Green Trails Association, Inc
Meeting Minutes
April 14, 2026

Call to order at 7:07 pm via Google Meet by President Mary Monachella.

Attendees:

Mary Monachella, Trustee President

Caryn Carlie, Trustee Treasurer

Ken Kobolt, Trustee

Micah Roufa, Trustee

Lisa Berger, Homeowner

Trustee Mark Cillo was absent.

The March minutes were taken by Karen Scaglione before her resignation, approved via email prior to this meeting, and posted.

Financial Report by Caryn Carlie.

- Caryn reviewed the CPM report for March. It was received with no objections.
- \$40,000 is in the process of being withdrawn from our CPM account (CD matured) and transferred to the association's bank account for investment.
- Caryn will review our tax return which was filed by CPM.
- 15 of the 637 lot owners are behind on their assessments to a total of \$19,899.
- Our insurance expires and must be renewed by June 1.

Ken was not able to contact Angie Hite at CPM about collecting legal fees on 14083 Augusta and placing a second lien.

Invoices/Contracts

- Terrill Inv 78093 for \$1500 was paid. The contract to brush hog the perimeter before spring was approved earlier.
- Terrill Inv 78129, \$1941 was paid for regular mowing including the big field per contract.

- KWIK KOPY ballot mailing for \$1079.91 was approved and paid.
- CPM invoice 8180948 dated 3/31 for \$149 for letters to owners, bank reconciliation fees, credit card fee are approved under contract. Actual invoice was approved at CPM on 4/9.

Grounds

- We have no access for mowing the portion of the powerline field south of the bridge abutting Saylesville Dr. all the way to Saylesville Ct. Currently Terrill is parking on the open circle on Finger Lake Drive overlooking the powerline field. There is a small drainage ditch at the bottom of the hill that mower must cross to cut our sections. Terrill is temporarily using metal ramps to get the mower across but he said the ramps are difficult to use with the mower so this is very temporary. We have no other owner access.
- Lake on White Road trustees cleaned out the long shallow creek area behind 3 Saylesville homes backing to the creek. They also took down some trees to keep the debris at a minimum and let in the sun. When it rains this water flows into the drainage ditch. Terrill is waiting for our decision to create a culvert about 12 inches deep and 10 ft wide. Trustees voted
- Caryn got two bids for tree work at 14058 Boxford Court, Terrill and County Tree. The highest bid is \$1550. The second bid was incomplete. An adjustment was requested but has not been forthcoming. So trustees approved an amount up to the \$1550 for the job. Caryn can determine the best way to proceed.
- Trustees approved Terrill's bid of \$950 to remove a dead tree on the common ground off Gunston Hall. Also, there is an erosion problem on our common ground near 177 Gunston Hall likely caused by an owner redirecting water from his property. Terrill suggests fill and repair now before it is a major situation. See photos. Board discussed and agreed.

1. Election Information.

- We have three volunteers for the trustee position on the ballot. Micha and Caryn are retiring and Karen Scaglione resigned with 2 years left on her term. Ballots are returned to CPM by end of day Monday May 11 and we will get a vote count on Tuesday.
 - At the annual meeting, the old board gives a general review of finances from January 1, 2025 through January 1, 2026 including any additional expense beyond the norm through April 2026. An overview of the grounds over the same period is presented. Caryn will miss the annual meeting, so Mary will present the financials. Micah will talk about the grounds. Caryn will give him a copy her spread sheet listing the projects. Mark will talk about the lake. Mary will finish with remarks about when our various contracts expire.
2. At the annual meeting new officers need to be elected followed by a regular meeting.... beginning with stating approval of the April minutes, then financials, invoices and contracts, grounds issues and other business. Trustees mentioned training for new officers.
 3. New Business

Annual meeting Wednesday, May 13, 7pm at City Hall room 101.

-