

Village of Green Trails Association, Inc.

Meeting Minutes - June 9, 2026

The regular meeting of the Village of Green Trails Association, located in Chesterfield, Missouri, was called to order by President Mark Cillo at approximately 7:00 pm on June 9th, 2026. The meeting was conducted via Google Meet.

Attendance

Mark Cillo - Trustee, President
Ken Koboldt - Trustee, Vice President
Brett Scarfino - Trustee, Treasurer
Lisa Berger - Trustee, Secretary
Rebecca Aft - Trustee
Mary Monachella - Trustee

Approval of Minutes

May 2026 minutes were approved at this meeting.

Financial Report

- The May financial report was reviewed and there were no objections
- Brett presented the Treasurers update- all open previously approved project invoices submitted have been approved and paid.
- The board approved a reimbursement for the purchase of jump drive.
- Brett proposed we discuss moving additional reserve funds to a CD, we will review the budget, this will be added to the agenda for the next meeting.
- Brett introduced the concern that the 2025 tax filing did not deduct all of our insurance premium expense from taxes. Brett is reviewing this with CPM to see if we need to file an amended return. He will update at the next meeting

Unfinished Business

Culvert and Mowing – Power Line Field Section

Discussion on culvert conditions and mowing responsibilities for the power line field area. LOWR is not going to be mowing their field, there is currently standing water there, they want us to move our culvert location so we don't make ruts in their property. Can we use homeowner property on Saylesville cul de sac to get to our field to mow? Mary will follow up with homeowner and report back.

New Business

A. TICK Easement Request

Review correspondence and supporting materials from Marc Jacob and Joe Sneed regarding the proposed easement request and determine next steps.

- Lots of missing information

- All prior agreements were signed off on in agreement dated May, 2023. This vacates all previous easements.
- Mary proposes that we vote on our response to TICKS proposal as a NO. We will retain Jeff Schmidt to write our response to TICK. Mary proposed a vote, Ken seconds the motion to vote. Motion passed 6-0.

B. MSD Work Aftermath / Tree Removal on Common Ground

14220 Ladue Rd. - Discuss the impacts of MSD's recent project, including tree removal and any restoration concerns, and provide Board direction as needed.

Homeowner should reach out to MSD to request that they restore the trees in the location.

We will entertain the homeowner planting trees themselves on common ground. We'd like him to let us know the plan.

Mark will communicate to the homeowner.

C. Bowhunting Request on Common Ground

Consider the resident request for bowhunting access on Village of Green Trails common ground and determine whether to approve the request.

Homeowners are tenants in common on the common ground, we would need all homeowners to agree. It is not practical to get this approval.

Mark will reply to the request.

D. Lake and Terrill Invoices

Review the status of recently submitted invoices, including payment processing and approvals, and address any issues requiring Board direction.

Lake - looks good, management is good, water clarity is good.

Terrill invoices - regular mowing is paid.

One outstanding project off of Gunston Hall is approved but not yet completed or billed.

E. 14046 Boxford Court Creek-Bank Tree Concern

Review the homeowner-submitted geological survey and determine whether to obtain an arborist opinion.

Propose we hire an arborist for an opinion and quote if action is needed. Ken will get quotes.

F. 14057 Augusta Drive Creek Erosion / Sewer Odor Investigation

Discuss updates regarding the continuously flowing pipe and reported sewer odor near the creek corridor, and determine whether further investigation is needed.

Erosion issue on Augusta - there was a broken sewer pipe. This has since been repaired. Brett will follow up with MSD.

G. Common Ground Mowing Concern – Travertine Area

Consider the request to include the common ground behind 14200 Trailtop Dr/Travertine in routine mowing operations and confirm any needed action.

Send a request to Terrill to mow this common ground. Ken will communicate to Terrill

H. 14062 Boxford Ct - reported erosion problem - Lisa and Brett will look at it and report back

Google Workspace Project

Google form for common ground requests from residents - link to it from website

Create a "Grounds Crew" of residents - create a group of emails for people to be on this group

Google Submission form - recurring invite to meetings

Ken/Lisa will meet to create these.

Proposal - Use Google transcription to take notes at future meetings

Ken will create email addresses for each trustee name@villageofgreentrails.org

Next Meeting Date July 21st via Google Meet

Meeting adjourned at 8:42 pm