

Village of Green Trails Association, Inc.
Meeting Minutes
May 14, 2025

Chaired By: Mary Monachella

Attendees: Mark Cillo, Ken Koboldt, Micha Roufa, Bob Williams, Caryn Carlie

Absent: Karen Scaglione

Attendees: Jan Hermann, Stan Emerick, Mark Koritz, Rosann Leake, Scott

Wilson Meeting Called to Order: 7:00 p.m. In person

2024 Annual Meeting Review

- Finance and Budget Review – Bob provided insight into the revenue and expense line items of the 2025 budget and the expenses for 2024. For 2025 revenue is projected to be \$168,250 and expenses \$172,550 resulting in a deficit of \$4,300; at this time, there is an excess of cash to cover this shortfall. In 2024, revenue was \$155,095 and expenses were \$125,313 resulting in an excess of \$29,782. A copy of Bob's handout is attached to these minutes.
- Grounds Review – Caryn noted that \$100,000 was spent on grounds (mowing, erosion and tree removal) in 2024. The Board's response time to homeowner's requests has been quick and the work completed in a timely manner, as much as possible. The Board will add to future meeting agendas a discussion point on creating a reserve for damage in the common ground from big storms. A suggestion was made to partner, where possible, with the City of Chesterfield for big storm clean-up.
- Lake Review – Mark reported that both the water level and clarity of the water are in good condition. He regularly monitors the primary spillway (the drain) and keeps it clear of debris. The secondary spillway is working as needed, but the preference is directing the water to the primary spillway to avoid erosion at the secondary spillway. Several years ago, a corner of the lake was dredged of silt, the silt was dried then removed. The cause of the silt was run-off from an apartment development that was not properly sited. At that time, the City of Chesterfield's insurance policy covered our cost. This has the potential to be an on-going problem at this corner of our lake and this issue is monitored. The lake is about 10' deep at its deepest point and between 18" and 3.5' at its shallowest point (depending on the season). A suggestion was made to utilize the Department of Conservation's free fish-stocking program; however, our fish population is reproducing naturally.
- Bridge in Powerline Field – Micah provided the history of the bridge, the liability from its deterioration, the opportunity to remove it at no charge to the Association, and the challenges of installing a new bridge. Replacing the bridge will continue to be a discussion, as will evaluating access points via common ground. A suggestion was made to contact the City of Des Peres who has a similar sized bridge in one of their parks.
- Dues and Assessments – Mary advised that 13 homeowners have substantial assessments in arrears. The Association works with CPM and our attorney who each notify these homeowners. Homeowners in arrears are encouraged to reach out to the Board to discuss payment options.

Election Results

- Bob Williams, who has served on the Board for eight years, is retiring from the Board. We want to thank Bob for his years of service, and the expertise he brought to our Board and Association. Thank you, Bob.
- Micah Roufa was re-elected and will serve the remaining one-year term of a Board member who departed.
- Ken Koboldt was elected to a three-year term.
- Karen Scaglione was elected to a three-year term.

Thank you, Bob, Micah, Ken and Karen. Duties will be discussed and assigned at a subsequent meeting.

Approval of Minutes

The April meeting minutes were approved by email and posted.

Grounds Review

- 1) The Board approved.
 - a. \$1,500 for County Tree to remove 2 Locust trees that fell from the common grounds onto a fence at 131 N. Green Trails Drive.
 - b. \$1,145 for Terrill to remove 2 down trees in the common ground.
 - c. \$385 for Terril to clear down trees at 181 Gunston Hall.
- 2) The Board will review the hillside at 111 N. Green Trails for erosion and water diversion issues.

Other Business

- 1) The insurance policies for the Association expire 6/1/2025 and the Board is in the final stage of reviewing the quotations. A suggestion was made that other Associations have lakes, too, and to find out who their insurance policies are underwritten by.
- 2) The Board would like to provide new homeowners with a guide to the various HOA's and Associations within the Village of Green Trails, specifying who does what, and their contact information.

Next Meeting

The next meeting date, time and location is TBD.