

## JANUARY 9, 2013 VILLAGE OF GREEN TRAILS MEETING MINUTES

Meeting called to order by Frank Agovino at 7:20 on Jan. 9, 2013.

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees at Chesterfield City Hall

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Frank Agovino, Emil DeLuca, Jo Ann Black, Harvey Rosenberg, David Kaplan, and Bill Gawlikowski

### SUMMARY OF DISCUSSION: Montessori Children's House (MCH) letter

The Trustees continue to have ongoing communication with MCH concerning access to our transmission line common ground field. According to past communications, Patrick (President of MCH) had indicated that we could access the field by going under the bridge. He is now stating that he wants to landscape that area. This could possibly interfere with our access. The Trustees are trying to avoid a lawsuit against MCH to resolve the access issue. The Board is feeling great frustration due to the lack of a cooperative spirit from MCH to resolve this issue in a timely and agreeable manner.

### ACTION:

Harvey and David will meet with Patrick for clarification to determine the exact parcel of land MCH wants to landscape.

### SUMMARY OF DISCUSSION: Budget and Expenses

Emil submitted an end of the year budget report. This does not include work done by Zac on Dec. 24. Wind damage necessitated a half day of emergency cleanup around the lake. Zac estimates that he will still need to spend another day in cleanup when the ground hardens.

### ACTION:

Financial Report approved.

### SUMMARY OF DISCUSSION: Letter to the Powells

Frank drafted a letter to John and Andrea Powell informing them they would need to remove the portion of their fence which is encroaching on common ground. They will also need to reimburse the Village of Green Trails for the monies spent to survey their property. Deadlines and penalties were included in this letter. The letter will be sent through first class mail, email, and certified mail.

**ACTION:**

Board approved the letter to the Powells.

**SUMMARY OF DISCUSSION:** Common ground maintenance concerns

The banks around the lake are silting into the lake. Preventative measures are needed to stop the erosion. Putting rock around the edge was suggested, but it may slide down into the lake. Another suggestion is to plant long rooted plants to hold the bank back.

The island is also continuing to shrink. It's now hard to enter the island and it is covered with geese droppings.

Many of the locust trees on the northwest end of the lake are dying. The Board needs to consider if it is cheaper to remove them as they die and fall down or should they all be taken down at one time.

**ACTION:**

We will enlist the help of the Missouri Department of Conservation to see if they have suggestions and can recommend some suitable plantings for the lake bank to prevent further erosion. A long term plan for the lake area is a future goal for the Board.

**SUMMARY OF DISCUSSION:** Entrance sign for the Village of Green Trails

The Board needs to decide the placement of an entrance sign for the Village. Placement will partially dictate what the sign will look like. Composite wood was mentioned for the sign so there would be less maintenance. The City of Chesterfield may help us with the cost of the sign if it is on both properties.

**SUMMARY OF DISCUSSION:** Neighbor and resident input

Marilyn Salzman, a resident of Windemere, is a real estate agent for Coldwell Gundaker. She contacted Jo Ann and wanted to know if she could include information in her company newsletter about the Village of Green Trails. Marilyn sends the newsletter out to residents in this area. Jo Ann told her to include our website address, encourage residents to keep informed, and remind them that they are always welcome to attend meetings and offer suggestions. We would also welcome any volunteers to help with common ground improvements.

John Baragiola, a resident of Green Trails Country Club Grounds, contacted Jo Ann. He is interested in prairie lands and would like to discuss possible prairie plantings for the common ground. Jo Ann told him he is welcome to attend our meetings, although if he actually wants to prepare a presentation, the Board should be notified ahead of time.

**SUMMARY OF DISCUSSION:** Neighbor dumping on common ground

A resident of Windemere has admitted dumping home construction debris on our common ground. This is against Chesterfield City Ordinance 2882 which makes this type of dumping illegal. The debris has not been cleaned up. Suggestions for this problem include sending him a letter to ask him to clean up the

debris. A civil suit could also be filed in small claims court. He is also trespassing on our common ground since he is not a Village resident. We could also hire someone to clean up the debris and send him the bill.

**ACTION:**

No action decided upon at this time.

**SUMMARY OF DISCUSSION:** Richard Coughlin's bill

We received a bill for \$2750.00 from our attorney, Richard Coughlin. This bill is for legal services related to communication with MCH and our need for access to our common ground. The bill was for fifteen and a half hours legal services over the past 5 months.

**ACTION:** Invoice approved

**SUMMARY OF DISCUSSION:** Forest Relief

A representative from Forest Relief will attend our Feb. 13 meeting to accept the \$500.00 donation from the Board. This donation is in thanks for the services and plantings provided to the Village by Forest Relief.

**SUMMARY OF DISCUSSION:** Expenses and reimbursements

David needs to be reimbursed for the memory cards he purchased for the hidden cameras.

Expenses for the Polaris include a fuel pump. It will also need new tires soon. Harvey and David suggested trading in the Polaris for a 6 seater. Workers from MSD, Ameren, and others need to ride in a cage due to the safety requirements of their company insurance. Thus far expenses for the Polaris have totaled about \$1100. If we trade this one in for a 6 seater, it is roughly estimated that the Board will need to spend about \$5000 after trade in.

**ACTION:**

David will be reimbursed for the memory cards. David and Harvey will start looking around for a good price on a 6 seater Polaris.

**SUMMARY OF DISCUSSION:** Board Elections

Three Board members (Emil, Bill, and Frank) are up for re-election this spring. Bill and Frank will probably run again. Emil, our treasurer, has decided not to seek re-election. Whoever takes Emil's place will need to be familiar with Quickbooks software. Our software needs to be upgraded. The cost will be approximately \$180.00. We will also need someone who can run our website (Go Daddy). The cost of the Website is about \$250.00 a year. Domain hosting is about \$8.00 a month.

**ACTION:**

Frank will draft our yearly letter to the Village homeowners. We will approve it at the Feb. meeting.

Meeting adjourned at 8:50.

## FEBRUARY 13, 2013 VILLAGE OF GREEN TRAILS MINUTES

Meeting called to order by Frank Agovino at 7:30 on Feb. 13, 2013

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Frank Agovino, Emil DeLuca, Jo Ann Black, Harvey Rosenberg, and David Kaplan

Absent: Bill Gawlikowski

Guests: Donna Coble

**ACTION:** Donation Presentation to Forest Relief

The Board presented a donation of \$500.00 to Donna Coble representing Forest Relief. This donation was to show the Board's appreciation to Forest Relief. This organization has advised the Board and donated over 150 free plantings for our common grounds.

**SUMMARY OF DISCUSSION:** Jan. Minutes

**ACTION:** Approved

**SUMMARY OF DISCUSSION:** Treasure's Report

Emil presented the Jan. Treasure's Report. Our Dec. payment to Zac was \$1925.00. This included emergency cleanup after storms. This expenditure had been previously approved.

**ACTION:** Treasurer's Report approved

**SUMMARY OF DISCUSSION:** Lake Management

Lake Management is used for our lake's weed and algae control. Last year the cost was \$2833.00. This year their estimate to maintain the lake is \$1800 to \$2960 depending on how many times they will need to come out. The cost is basically determined by number of applications. Their labor cost is the same as last year, although there may be a small increase in the cost of the chemicals used.

**ACTION:** The Board approved to rehire Lake Management for the upcoming year for our lake management.

**SUMMARY OF DISCUSSION:** Bench near lake

One of the benches by the lake was vandalized and part of it was thrown into the lake.

ACTION: We'll need to have one of Zac's men fish it out.

SUMMARY OF DISCUSSION: Miscellaneous issues with residents

The Powells rejected receipt of the certified letter sent to them by the Board. They should have received the other communications we sent. These communications were concerning removal of the portion of their fence encroaching on common ground and reimbursement to the Village for the cost of the survey of their property.

Dr. Hardy is still dumping on common ground. We need to look at this area in the spring.

Ellen Daniels, who resides on Augusta, contacted David with several concerns. She's concerned about a sink hole behind Augusta and would like more landscaping in the common ground to hide her view of Highway 141. David responded to her concerns.

Mr. and Mrs. Peter Huber do not live in the Village of Green Trails but have a home that backs up to our common ground. They have been dumping on our common ground.

ACTION:

The Board will send a letter to the Hubers requesting that they clean up their dumping that is on our common ground.

SUMMARY OF DISCUSSION: Annual letter to Village homeowners

Frank drafted our annual letter. He will add a sentence requesting volunteers to help beautify our common grounds. Residents with suggestions or offers to help should contact David or Harvey.

ACTION:

Letter approved

SUMMARY OF DISCUSSION: MCH and accessing our common ground by the school

David and Harvey met with Patrick from MCH. Patrick agreed to a 35 foot easement, but he wants to receive \$5000 for the cost of his attorney.

ACTION:

Frank will contact our attorney, Richard Coughlin, and ask him to draft a complaint suing MODOT and MCH to gain access to our common ground by the school. This can be done by voiding the land-grant from MODOT to MCH that landlocked our common ground.

SUMMARY OF DISCUSSION: Entrance sign

The Board has not made a decision yet about the entrance sign to the Village of Green Trails. It will need to be placed high enough to be seen. The best location near the entrance still needs to be determined. It is estimated that the cost will be about \$6000.

**SUMMARY OF DISCUSSION:** Purchase of a larger Polaris

David presented information that included dealers and prices. The cost of a new Polaris is about \$13,661.99. We should be able to sell our current Polaris for \$6500 to \$7000. Our current vehicle does not have a cage. As a result, workers from MSD, Ameren, etc. cannot ride in it since they need a cage due to insurance liability.

**ACTION:**

The Board approved the purchase of a larger Polaris with a cage. David and Harvey will negotiate the best purchase price possible. They will also sell or trade in our current vehicle.

Meeting adjourned at 9:10.

## MARCH 13, 2013 VILLAGE OF GREEN TRAILS MEETING MINUTES

Meeting called to order by Frank Agovino at 7:20 on March 13, 2013

Type of Meeting: Monthly meeting of the Village of Green trails Trustees at Chesterfield City Hall

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Frank Agovino, Emil DeLuca, Jo Ann Black, Harvey Rosenberg, David Kaplan, and Bill Gawlikowski

Guests: Sandy Jacobs

February Minutes and Treasurer's Report were approved.

SUMMARY OF DISCUSSION: No Dumping Signs

We will be putting out several signs in the common ground in areas where dumping has been a concern. The signs will state "No Dumping" and will also include wording stating that it is against Chesterfield Ordinance.

SUMMARY OF DISCUSSION: Polaris purchase

David and Harvey purchased a new Polaris on behalf of the Village. They paid \$13,661.99 for it plus the extended warranty for an additional \$1000. The dealer sold in the old Polaris for a net \$6075 to the Village. The new Polaris was necessary to accommodate representatives from Ameren, MSD, etc. who often accompany the Trustees around the common ground when there are concerns. Company insurance states that employees must ride in an ATV with a cage. Our old Polaris did not have one.

SUMMARY OF DISCUSSION: Alternate access to transmission line field

Patrick from MCH had suggested that the strip of common ground adjacent to the Heitz home at 144 Saylesville might be wide enough to gain access to the common ground. Surveys indicate that there is not enough land to be used for that purpose.

SUMMARY OF DISCUSSION: Miscellaneous common ground concerns and discussions

Many of the gator bags were damaged by deer. They will be replaced through the warranty we have on them.

Harvey and David (our grounds keepers) want to hear about any concerns or goals the Trustees may have concerning the common grounds. Emil expressed concerns about the cut through in the common



ground near the Green Trails School soccer field. We have mats but there is still a problem with water drainage. We may need to spread rocks to diffuse the water so it doesn't get under the mats and leave ruts.

Honeysuckle remains a constant problem. We need to ask Zac if he can apply a stronger spray to kill it.

There are a number of trees in poor condition around the lake. The Board will need to determine if we wait until they die or if we should start cutting them down sooner.

David talked with MSD about a drain in the upper part of the field behind Diplomat. They are trying to fix the drain.

We spent \$647.00 to repair damage to the common ground on North Green Trails Dr. This damage was caused by an automobile accident. The owner's insurance has reimbursed us for the claim.

SUMMARY OF DISCUSSION: New Board member

Sandy Jacobs who live on Cross Trails wishes to become a Trustee and as such filed a properly completed Nomination Letter. We will have one opening in June when Emil steps down after many years of service.

ACTION

Since Sandy is the only resident who has indicated an interest in becoming a Board member, the Trustees have unanimously voted him to be on the Board beginning in June. Emil has been our treasurer. Sandy cannot officially be our treasurer because of company policy where he's employed. Since he is an accountant, however, he can use his expertise to help keep the Board's books.

SUMMARY OF DISCUSSION: Annual Public Board Meeting

The Board needs to have one public annual meeting to satisfy the indentures. In reality, all the monthly meetings except for our December meeting are already open to the public.

ACTION

Our website will post a public notice of our "official" annual board meeting which will be held the second Wednesday in June at 7:30 at Chesterfield City Hall.

Meeting adjourned at 8:15

## APRIL 10, 2013 VILLAGE OF GREEN TRAILS MINUTES

Meeting called to order by Frank Agovino at 7:20 on April 10, 2013

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Frank Agovino, Emil DeLuca, Jo Ann Black, Harvey Rosenberg, David Kaplan, and Bill Gawlikowski

Guests: Sandy Jacobs (future Trustee) and Richard Coughlin (Board Attorney)

### ACTION:

The April Financial Statement approved presented by Emil was approved. The March Minutes with one minor amendment was approved.

### SUMMARY OF DISCUSSION: Special assessment against property at 14217 Forest Crest Drive

Frank drafted a special assessment letter to be sent to the City and Village Tax Office. They will send this to the homeowners at 14217 Forest Crest Drive. The assessment is for \$500.00 to reimburse the Village for funds spent to have a survey of part of the homeowners' property. This survey shows that these residents have a fence that is partially encroaching on the common ground. The residents have been aware of the need to reimburse the Village for many months. The assessment is due by May 31, 2013.

### ACTION:

Letter approved.

### SUMMARY OF DISCUSSION: Overview of the MCH (Montessori Children's House) problem concerning access to the Village's transmission line common ground field.

Richard Coughlin presented an overview of our problems in gaining access to our common ground field behind MCH and Saylesville. A landlock situation for the Village was created when MODOT deeded MCH a small section of our former land that we needed to access our grounds. Three months ago MODOT drafted an easement that was sent to Coughlin and John King (attorney representing MCH). King thought we had come to an agreement about MCH granting us an easement but now Patrick (owner of MCH) wants to have more control and would like some financial reimbursement from the Village. Coughlin has not heard from Patrick. Coughlin stated that under Missouri law, the Village of Green Trails is entitled to a way of necessity so we can access our land. The maximum width allowed by the statute

is 40 feet. The situation is complex since MODOT has already given MCH a quick claim deed to a small section of land we previously owned and now need to access this common ground field. MODOT is willing to provide us with gravel under the bridge. We would access it by going north (MODOT would grant us access) and then under the bridge to access this field. We need to get an easement from MCH on the south side.

Another factor concerns a Chesterfield law requiring MCH to have a minimum of 5 acres to operate. That is why MODOT gave them this small section of land. With the 141 project, their property was slightly below 5 acres. It appears, however, that the City of Chesterfield may have allowed MCH to operate with less than 5 acres due to the unique situation. It is uncertain if MCH notified MODOT of this possibility before they were deeded this land.

**ACTION:**

Coughlin is going to meet with King once more to see if this matter can be resolved without a law suit. He will also contact Jason Saey who is the attorney for MODOT. MODOT will try to help us solve our problem. MCH has not shown the Trustees a spirit of cooperation and persists in making new demands every time we have thought we had the problem resolved.

We will need to have a petition that shows exactly the land we want for our easement.

We will have Coughlin draw up the necessary paperwork we need to sue MODOT and MCH.

Frank will email Coughlin with all our email addresses so all the Trustees can be informed of any progress.

A motion was passed to go ahead with the lawsuit unless Coughlin's meeting with King is successful.

**SUMMARY OF DISCUSSION: Grounds Maintenance bids**

Zac Terrill gave us several cleanup bids.

It will cost \$1844.00 to clean up trees, limbs, etc.

It will cost an additional \$2956.00 to take down dead trees behind Gunston Hall, in the big field, and around the lake area. He will also trim low hanging limbs and haul debris to a recycle facility.

**ACTION:**

Motion passed to approve both bids.

**SUMMARY OF DISCUSSION: Additional ground's maintenance**

We will be continuing to work with Forest Relief this year. They will help us with additional plantings. MSD will clean up on blockage in the creek in the power line field. We may be able to get some financial assistance from Bates and MSD in repairing the bridge in the power line field. Their heavy equipment has weakened the bridge.

The pipe will be replaced in the Diplomat field and the sink hole at 151 Green Trails will be repaired.

Zac will start mowing next week. He will also try to find a stronger spray for the honeysuckle.

SUMMARY OF DISCUSSION: Procedure to handle finances when Emil retires from the Board.

Emil will put the financial information on a flash drive.

City and Village will pay our bills and we will have an escrow account with them. There is no charge for this service.

Sandy Jacobs, who will be our new Trustee in June, will do the spread sheets.

Frank will take any checks he receives and scan them to our bank.

Meeting adjourned at 8:50.

## MAY 8, 2013 VILLAGE OF GREEN TRAILS MINUTES

Meeting called to order by Frank Agovino at 7:33 on May 8, 2013

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Frank Agovino, Emil DeLuca, Jo Ann Black, David Kaplan, and Harvey Rosenberg

Absent: Bill Gawlikowski

Guests: Zac Terrill

SUMMARY OF DISCUSSION: Minutes posting on Village website

Emil DeLuca will continue to monitor our website. Jo Ann will email the approved monthly minutes to Emil so he can post them on our website each month.

ACTION: Monthly Minutes and Treasure's Report

The April 10 minutes was approved pending several modifications. Jo Ann will email the amended minutes to the Board.

The Treasure's Report was approved. We had 2 invoices from Zac for expenses that had already been approved. One bill was for \$415.00 and the other for \$381.00

Richard Coughlin (our attorney) submitted a bill for \$1475.00 for services from Jan. – April. Payment was approved.

SUMMARY OF DISCUSSION: Common ground expenses and additional problem areas

Heavy rain, wind, and recent storms resulted in the need for Zac to charge for additional cleanup in the common grounds. Included in the last bill we paid were charges of \$430.00 and \$580.00 for the additional cleanup.

Zac also used about 150 gallons of Roundup to spray the honeysuckle. The areas sprayed will be weed wacked after the honeysuckle dies. This spraying has cost approximately \$2000.00.

Zac discussed some erosion concerns near Gunston Hall.

Two trees have fallen on the path that was cleared in the grounds behind the soccer field near Green Trails School. It was suggested that wood from fallen trees could be split for residents to use. Zac said that the cost to do this would far outweigh any financial gain.

**ACTION:**

The Board approved additional fallen tree and branch cleanup and additional honeysuckle spraying. The cost of the spraying will be about \$700.00. We don't have a cost on the tree cleanup yet.

**SUMMARY OF DISCUSSION:** Problem area on North side of Ladue

There is an area of concern in the common ground on the north side of Ladue near the entrance to Village of Green Trails. There are underground lines exposed, erosion, and standing water. David has investigated this issue and it appears that AT&T may be responsible for the exposed lines and a manhole buried under dirt.

**CONCLUSION:** It is hoped AT&T will correct these problems.

**SUMMARY OF DISCUSSION:** Access to the transmission line common ground near MCH and use of a portion of our common ground located behind MCH.

David recently met with Jason Saey (attorney for MODOT), Tom Montes (chief engineer on the 141 project), and Richard Coughlin. Discussions are currently in the works to work out details for our land usage behind MCH. The goal is for the land not needed to access the common ground to be reforested and made into a prairie. None of the area impacted would be behind the homes on Saylesville. The Department of Conservation would help us and show Zac how to maintain the prairie. There would be no cost for this support. There is a program called Wires Over Wildlife (WOW) that is supported by Ameren. The program pays for 75% of the cost of reforestation and prairie not to exceed \$235.00 an acre. The prairie would not have to be burned. We would have to keep this land as prairie for 10 years.

The gravel under the bridge would belong to MODOT and they would maintain it. We would have an easement over this gravel road to access our common ground. It is hoped it can be an open easement so money would not have to be spent on a survey of this area.

**SUMMARY OF DISCUSSION:** Golf cart bridge on common ground behind Saylesville

There are damages (cracks in the cement) to the golf cart bridge. We believe this damage may have been caused by the heavy equipment moved across the bridge during the MSD laying of new underground sewer pipes. Bates was subcontracted to complete much of this work.

**CONCLUSION:**

Someone is needed to evaluate the damages. Then a claim may be able to be filed against Bates.

**SUMMARY OF DISCUSSION:** Insurance for our homeowner's association

Emil received notice that our current insurer is no longer going to be providing insurance for our homeowner's association.

**ACTION:**

Emil will find another carrier.

**SUMMARY OF DISCUSSION:** Transfer of job responsibilities from Emil who is retiring from the Board next month.

Emil brought his files with him to hand over to the Board. They were given to Frank. Emil will continue to help with our website and post the monthly minutes.

**ACTION:**

The Board presented a plaque to Emil in appreciation for all the years of good service on the Board.

**ACTION:**

The Board will have its yearly tour of the common grounds on Sat. May 11.

Meeting adjourned at 9:15

## JULY 10, 2013 VILLAGE OF GREEN TRAILS MINUTES

Meeting called to order by Harvey Rosenberg at 7:18 on July 10, 2013

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees

Name of Meeting Facilitator: Harvey Rosenberg

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Harvey Rosenberg, Jo Ann Black, David Kaplan, Bill Gawlikowski, and Sandy Jacobs

Absent: Frank Agovino

Guests: Mike Horton and Terry Monachella

### ACTION:

May Minutes was approved. There was no June Minutes because there were not enough Board members present to constitute a formal meeting.

### SUMMARY OF DISCUSSION: Treasurer's Report and financials

The June Treasure's Report was not able to be approved because it was not yet complete.

Sandy will handle all the paperwork for the Board finances. Due to his job requirements, he cannot write checks on behalf of the Board. Sandy will send bills to City and Village who will handle all actual payments. Frank will forward previous bank statements and other financial paperwork to him.

The Board has both a reserve and an emergency account at Montgomery Bank in Chesterfield.

### SUMMARY OF DISCUSSION: Common ground expenses

Besides routine mowings, there were some additional common ground expenses in June. \$730.00 was spent on emergency tree removal when a tree fell on power lines. \$1033.00 was spent on mulching and staking trees and installing gator bags for watering these trees.

### ACTION:

The Board approved extra payment to Terrill Landscaping for the above expenses.

### SUMMARY OF DISCUSSION: Field at the end of Trailtop

Someone has been doing wheelies on the Trailtop field. Discussion centered around ways to prevent people from riding on the field. Suggestions included a modest climbing rock playground which would



prevent vehicles from entering the field. Also suggested was the placement of granite or large rock near the entrance to the field. No actions were taken.

**SUMMARY OF DISCUSSION: Grounds at the entrance to the Village**

The Village will eventually possess some property adjacent to the home owned by Aish Hatorah on Ladue Road. A part of the land will first be offered to Aish Hatorah, but it is uncertain if they will want it. Placement of our entrance sign will be dependent on what grounds near the entrance are actually owned by the Village.

**ACTION:**

Jo Ann and Bill will gather information about construction of a sign at the entrance once we know the exact location of the sign. The Board would like to keep the cost under \$7500.00 if possible.

**SUMMARY OF DISCUSSION: Additional common ground expenses and concerns**

Recent storms have caused many additional cleanup expenses this year. There have been numerous occasions of emergency cleanup of fallen trees, branches, and debris. The Board will need to determine what it considers an emergency to prioritize cleanup.

David and Harvey have been working with Peggy Volker from Ameren and WOW (Wires over Wildlife). Ameren pays Nelson Tree Service to mulch trees and then transport the mulch (wood chips) to a dumping ground. If we could obtain some mulch for free we could use it for paths in the common ground. There is an area between Gunston Hall and the soccer field where we could possibly store the mulch. Also, more cleanup may need to be done with the pine trees on common ground near Ladue Road. It's possible that dumping mulch around these trees would be beneficial. These are projects to consider for the future.

There is an area at 14369 Ladue where trees keep falling down. We believe these trees are on the border of the common ground, but they could be in danger of falling on a home. The Board will need to decide how to handle this problem and how this area could be improved. Suggestions included consulting with Mike Walsh from Forest Relief and possibly the Missouri Botanical Garden. No action was taken at this time.

**SUMMARY OF DISCUSSION: MCH and water runoff**

MCH has a retaining pond which is releasing water onto our common ground. We are concerned about the negative impact of flooding our common ground. MCH may have a problem with the grading of some of their property behind the school. MSD, the City of Chesterfield, and possibly the Army Corp of Engineers may need to get involved if the problem is not corrected.

Meeting was adjourned at 8:31.

## AUGUST 14, 2013 VILLAGE OF GREEN TRAILS MINUTES

Meeting called to order by Frank Agovino at 7:20 on August 14, 2013

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Frank Agovino, Jo Ann Black, David Kaplan, Harvey Rosenberg, and Sandy Jacobs

Absent: Bill Gawlikowski

Guests: Richard Coughlin and Zac Terrill

### ACTION:

July minutes was approved.

SUMMARY OF DISCUSSION: Village of Green Trails litigation with MCH

Richard Coughlin, Village of Green Trails attorney, met with the Board to discuss our current litigation with MCH.

### CONCLUSION:

The Board's concerns and goals were discussed. Richard will continue to keep the Board informed of any progress made with MCH in solving our issues.

### ACTION:

Sandy presented the financial report which was approved.

Sandy has entered all necessary data and is in contact with City and Village. We will keep approximately \$10,000 - \$20,000 of our funds in our City and Village account so they can pay the Board's bills. City and Village will also be responsible for other tasks as needed including collection of fees, assessments, mailing out letters to residents who have not paid their assessments, etc.

SUMMARY OF DISCUSSION: Zac reported common ground maintenance and common ground concerns to the Board.

Zac met with an erosion specialist to get suggestions about erosion issues behind Augusta. Zac presented a bid of \$2924.00 to fix this area. The Board will not act on this bid yet.

Zac presented a bid for \$353.00 complete repairs on an area of the common ground which had previously contained a garden. A bid of \$3630.00 was also presented for Zac to repair an eroded area on the Diplomat field.

ACTION: Board approved both bids.

SUMMARY OF DISCUSSION: Renewal of Zac Terrill's contract

Zac's contract will expire at the end of this year. Zac presented the Board with a new contract for the next 3 years starting in Jan. 2014. There will be a gradual increase in common ground mowing and maintenance costs. Also there will be a fuel surcharge if gas goes over \$3.90 a gallon. Zac will be purchasing some new mowing equipment.

ACTION:

The Board approved the new contract. This renewal was based on Zac's past excellent performance working for us. He has had a 2 year contract with the option to extend it. The Board is exercising that option. Also, when the Board last sought out bids, Zac was the most competitive. There are few landscape companies able to handle the vast amount of mowing and maintenance that our common grounds require.

SUMMARY OF DISCUSSION: Additional common ground concerns

Some of the gator bags in the big field are damaged. Harvey and David will file a claim.

The locust trees by the lake need to be cut down. There are 2 bids for the area. Zac hasn't bid on this yet.

An area at 14369 Ladue has a cluster of black locusts that are starting to split. Many are beginning to die. We've had several bids to clear these trees.

CONCLUSION:

While the Board needs to be proactive in obtaining bids to clear dying trees, no action will be taken at this time to accept a bid.

Meeting was adjourned at 9:30.

## SEPTEMBER 11, 2013 VILLAGE OF GREEN TRAILS MINUTES

Meeting called to order by Frank Agovino at 7:30 on Sept. 11, 2013

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Frank Agovino, Jo Ann Black, David Kaplan, Bill Gawlikowski, and Sandy Jacobs

Absent: Harvey Rosenberg

Guests: Zac Terrill

### ACTION:

August 14 minutes was approved.

### SUMMARY OF DISCUSSION: Financial Report

There is about \$16,000 remaining in the budget for maintenance of the common grounds for the remainder of the year.

Approximately \$10,400 has been spent in legal fees to obtain an easement to access our common ground behind MCH and Saylesville. This problem was created when the new intersection at 141 and Ladue was built.

The Board is still owed over \$13,000 in delinquent assessments from Village residents. City and Village handles our billing and will file suit if the assessments are past due by over 2 years.

### ACTION:

The financial report was approved.

### SUMMARY OF DISCUSSION: A fence encroaching on common ground

After proper notifications and ample time to remedy the situation, residents have not removed a section of their fence which is encroaching on common ground.

### ACTION:

Frank will consult with our attorney to determine how the Board should proceed.

SUMMARY OF DISCUSSION: Common ground clean up

There are numerous deteriorating locust trees by the lake and near Ladue Road. The Board would like to have many of these trees cut down. If there should be some bad storms this fall, however, monies may be needed to remove limbs or fallen trees.

The lake also needs to be dredged at some point in the future. This will be a costly project. Decisions will need to be made about the care and future of the island. Other improvements such as a trail around the lake are also a possibility.

CONCLUSION:

The Board will delay removing these locust trees until later in the fall when we see how much money is left in the budget. Major lake projects will be researched and discussed in the future.

SUMMARY OF DISCUSSION: Drainage issues near MCH

MCH has a water runoff issue which is causing a problem for us by draining onto our common ground.

ACTION:

Our attorney, Richard Coughlin, will file the necessary legal papers against MCH to correct this problem.

Meeting was adjourned at 8:45.

## OCTOBER 9, 2013 VILLAGE OF GREEN TRAILS MINUTES

Meeting called to order by Frank Agovino at 7:30 on Oct. 9, 2013

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Frank Agovino, Jo Ann Black, David Kaplan, Bill Gawlikowski, and Sandy Jacobs

Absent: Harvey Rosenberg

Guests: Bill Naughton

### ACTION:

Sept. 11 minutes was approved.

The Financial Report was approved.

SUMMARY OF DISCUSSION: Damaged trees in common ground near 14079 Camberra

Bill Naughton spoke on behalf of his son, Anthony Naughton, who resides at 14079 Camberra Ct.

Bill informed the Board of a tree problem in the common ground adjacent to his son's home. Some pine trees were damaged in a storm and his son fears that they will fall down and damage his home. His son, Anthony, would like permission to have the trees cut down. This would be at his expense.

### ACTION:

The Board reviews these situations on a case by case basis. In this case, Frank will write a permission and release document for the owner to sign. It will include a waiver releasing the Trustees and common ground owners from any liability. Other requirements will include that the company hired to complete the work be insured, debris hauled away, stumps ground down, and that the areas where the trees are removed are made "grass ready".

SUMMARY OF DISCUSSION: MCH drainage issues

Drainage from MCH property onto our common ground continues to be a concern.

**ACTION:**

The Board will allow MCH and the company they hire to enter our common ground to fix the drainage issues. Any damage to our common ground resulting from these repairs will need to be fixed.

**SUMMARY OF DISCUSSION: Entrance sign**

The Board still has not decided on the exact location of the sign to be placed at the entrance to the Village of Green Trails. Jo Ann and Bill will get 3 bids. Sandy has the name of one sign company.

**SUMMARY OF DISCUSSION: Fence encroaching on common ground**

A resident on Forest Crest have not removed the portion of a fence which is encroaching on our common ground. The fence remains after months of communications with the resident about this problem.

**ACTION:**

The Board will ask Zac Terrill to give us an estimate for the cost of taking down the portion of the fence that is on our common ground. Then the homeowner will be billed for this cost plus the cost of hauling away that portion of the fence if the homeowner does not take it. Zac will need to regrade the land after the fence is removed.

Meeting adjourned at 8:25.

## NOVEMBER 13, 2013 VILLAGE OF GREEN TRAILS MINUTES

Meeting called to order by Frank Agovino at 7:25 on Nov. 13, 2013

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Jo Ann Black

List of Attendees: Frank Agovino, Jo Ann Black, David Kaplan, Bill Gawlikowski, Harvey Rosenberg, and Sandy Jacobs

### ACTION:

The Oct. 9 Minutes was approved. The Financial Report was approved.

### SUMMARY OF DISCUSSION: Village Finances

Sandy presented our current expenses for the 2013 year. Besides the routine common ground maintenance expenses, additional expenses have included legal fees, the purchase of a new Polaris (needed to meet insurance requirements), and various projects to improve the common grounds and prevent erosion.

The Board discussed the budget for the 2014 year. Normal common ground maintenance expenses will increase by about 7%. A new sign needs to be purchased for the entrance to the Village of Green Trails. There are many common ground improvements still needed. Although our expenses continue to increase yearly, it has been 5 years since there has been an increase in our assessment.

### ACTION:

The Board approved an increase in assessments for the 2014 year. Village homeowners will be assessed \$200.00 and commercial property owners will be assessed \$400.00.

### SUMMARY OF DISCUSSION: Unpaid assessments

There are a few homeowners who have not paid their assessments for several years. These residents will be sued and a lien placed on their homes until assessments are paid.

### SUMMARY OF DISCUSSION: Fence on common ground

Despite numerous communications from the Board, owners of a home on Forest Crest have not yet taken down a fence that is encroaching on the common ground.



**ACTION:**

The Board will have the fence taken down. The homeowners will be charged for the cost of removal.

**SUMMARY OF DISCUSSION:**

Harvey read a summary of the projects that the Board completed in the 2013 year. David discussed goals for the 2014 year. They distributed a handout listing the completed projects and 2014 goals.

Meeting adjourned at 9:10.

NOTICE OF  
MINUTES OF SPECIAL MEETING OF THE  
TRUSTEES OF VILLAGE OF GREEN TRAILS  
COUNTY OF ST. LOUIS  
DATE OF DOCUMENT: March 13, 2013

Pursuant to call and waiver of notice as evidenced by the consent of the Trustees hereunder appended a meeting of said of Trustees of Village of Green Trails was held March 13, 2013.

All of the Trustees voted: Frank Agovino, Emil DeLuca, JoAnn Black, Bill Gawlikowski, Harvey Rosenberg and David Kaplan.

The purpose of the meeting was to obtain the authority from the Trustees to levy an assessment against each lot in Ladue Trails, South Trails, Trails West, Green Trails Country Club Grounds, Ladue Glen, Ladue Royal, Ladue Associates (Grantor), for the period from 1/1/2013 to 12/31/2013. A general discussion thereupon ensued.

On motion duly made, seconded and unanimously carried, it was:


RESOLVED: That an assessment in the amount of \$150 for each Residential lot, \$300 for each Commercial Developed Lot, \$150 for each Commercial Undeveloped Lot, be made against each lot in the subdivisions of Ladue Trails, South Trails, Trails West, Green Trails Country Club Grounds, Ladue Glen, Ladue Royal, and Ladue Associates for the period from 1/1/2013 to 12/31/2013; that a notice pursuant to the subdivision rules and regulations be sent to the property holders notifying them of the assessment and requiring assessment to become due and delinquent on May 31, 2013. (interest and penalty added after this date).

Bills are payable to City & Village Tax Office, L.L.C., 3 Hollenberg Court, Bridgeton, MO 63044.

There being no further business to come before the meeting, the meeting on motion duly made, adjourned, subject to call.

We have read the foregoing minutes and consent and ratify all matters set forth therein.

TRUSTEES OF VILLAGE OF GREEN TRAILS (Grantees)  
c/o City & Village Tax Office, L.L.C., 3 Hollenberg Court, Bridgeton, MO 63044

BY:   
Frank R. Agovino, Trustee Chairman  
Printed Name & Title

STATE OF MISSOURI )  
 ) SS.  
COUNTY OF ST. LOUIS )

On this 20th day of March, 2013, before me, Linda G Rademacher, a Notary  
Notary Public

Public in and for said state, personally appeared FRANK R. AGOVINO, TRUSTEE CHAIRMAN,  
Printed Name Title

of the present Trustees of Village of Green Trails, acting pursuant to the terms and provisions of subdivision Indenture of record and amendments thereto of record, if any, to me known to be the person described in and who executed the same as his/her free act and deed for the Trustees of Village of Green Trails.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Linda G Rademacher  
Notary Public

My term expires: Sept 19, 2015

