

January 11, 2012 Village of Green Trails Trustee Meeting Minutes

Meeting called to order by:

Frank Agovino at 7:30, Jan. 11, 2012

Type of Meeting:

Monthly meeting of the Village of Green Trails Trustees held 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, and David Kaplan

Absent: Bill Gawlikowski

Guests: Marlene Carey

TOPICS

Summary of Discussion

The December Minutes and the Treasure's Report were approved.

Capital Improvement/savings account: approx. \$46,000

Regular Checking: approx. \$16,000

Reserve account: approx. \$34,000

All residents will receive a financial balance sheet when they are mailed their next yearly assessment.

Summary of Discussion

Marlene Carey thanked the Board for the plaque she received when she retired from her Village of Green Trails Trustee position.

Marlene expressed concern about the Board's recent handling of a dead deer found behind her home. Marlene stated that the deer was on common ground. The Board member who was contacted used Google maps to determine that the deer was on residential property, and thus the Board was not

responsible for having the deer removed. The Board member, however, did contact Missouri Conservation who removed the dead deer at no cost. Marlene still felt that the incident was not handled in a professional manner. The Board member was unaware of any mishandling of the situation but did apologize if his actions had upset Marlene in any way.

Summary of Discussion:

Jo Ann reported that several residents in Green Trails Country Club Grounds had contacted her about land eroding under a fence over a bridge on Saylesville. Jo Ann was told that this was not part of the common grounds that the Board is responsible for and that she should contact Chesterfield City Hall.

Summary of Discussion:

David and Harvey have been researching the type and costs of golf carts and other ATVs that the Board can purchase to facilitate the Trustees and their responsibilities in maintaining the common grounds. They recommended that the Board purchase a low mileage 2007 Polaris Ranger for \$7500 and allow another \$500 -\$700 for adding a back seat. Emil will obtain the necessary insurance. David can store the vehicle in his garage.

Action:

Board approved the purchase. David and Harvey will pick up the vehicle later this week.

Summary of Discussion:

Mowing bids are due back on Jan. 31. The Board will examine the bids at the February meeting.

Summary of Discussion:

The Board will keep the current Village of Green Trails Assessment for each resident at \$150.00 – the same as it has been the last few years. Frank will check on any necessary paper work from the City and Village Collector of Revenue. Frank also passed out a draft for the annual letter that will be sent to all Village of Green Trails residents when they are sent their annual assessments.

Summary of Discussion:

Our attorney has worked with Parkway School District to draft a license agreement dealing with Parkway's encroachment on a small section of common ground near the soccer fields by Green Trails School. The agreement was distributed to the Trustees.

Summary of Discussion:

A sheet (drafted last year) concerning standard operating procedures for the maintenance of our common grounds was distributed. The Board discussed the contents and how to best reinforce our indentures. Meeting ended at 9:05 PM.

February 8, 2012 Village of Green Trails Trustee Meeting Minutes

Meeting called to order by:

Frank Agovino at 7:40, Feb. 8, 2012

Type of Meeting:

Monthly meeting of the Village of Green Trails Trustees held 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, and David Kaplan

Absent: Bill Gawlikowski

TOPICS

Summary of Discussion

The January Minutes and Treasurer's report were approved.

Cash on Hand - \$85,932

Total Assets - \$93,432.18

Money for the ATV will be taken out of the reserve account.

\$822.68 bill to add a backseat to the ATV – Approved

\$125.00 bill to Richard Coughlin (attorney for Village of Green Trails) for advice on handling the Parkway School District encroachment on Village of GT Common Ground – Approved

The Board approved to continue to contract with Lake Management Services for weed and algae control of the lake. Approximate cost for the next year will be \$3000.

Summary of Discussion

The Board discussed the mowing bid proposals that were submitted. Five out of the ten companies contacted returned bid proposals. The proposals were for the 2012-2014 seasons with the option to renew for a third year.

Action

The Board decided to contract with Terrill Landscaping. This company presented the least expensive bid. It also appears to have the labor and equipment necessary to handle other jobs besides mowing that might be needed to adequately maintain the common grounds. This decision is contingent upon Harvey and David checking references, Better Business Bureau, and asking Terrill to clarify fuel surcharge and several other points.

Summary of discussion

MSD did a dye test on an area of erosion by Chateaugay. They determined the erosion was not their responsibility. Bob from BNB will either construct a fence around the area to keep people away or else we will see about filling in the hole. The Board estimates that the cost should be around \$600.

Meeting ended at 9:15 PM.

March 14, 2012 Village of Green Trails Trustee Meeting Minutes

Meeting called to order by: Frank Agovino at 7:30, Mar. 15, 2012

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

Name of Meeting Facilitator: Frank Agovino

Meeting Minutes recorded by Frank Agovino

List of Attendees: Frank Agovino, Emil DeLuca, Bill Gawlikowski, Harvey Rosenberg

Absent: Jo Ann Black, David Kaplan

TOPICS

The February Minutes and the Treasure's Report were approved. Checking/savings account total: approx. \$85,000.

Homeowner's letter approved. All residents will receive the letter and a financial balance sheet when they are mailed their next yearly assessment.

Resolution to renew the assessments at the same rate (\$150 for residential and undeveloped commercial, \$300 for commercial) was approved.

Summary of Discussion re Grounds:

Harvey and David submitted a list of common ground encroachments. Frank will start drafting letters requesting information. The Powells are looking into their site survey regarding their fence.

Harvey will let the homeowner's association adjacent the power line field that we are no longer cutting their land.

\$5600 Terrill bid approved to repair large field erosion.

MSD visit went well.

We talked about recording a lis pendens (suit pending) notice on the Lekish property at 14109 Cross Trails to insure that the garden will be removed when property changes ownership.

Summary of Discussion re Lake:

The island in the lake is disappearing. We talked about repairing it. The cost of repair would be expensive (\$50k?) and only fix a temporary problem. With interest rates low, we decided to start collecting information and bids to consider dredging the lake before it gets any shallower and dies. Frank will take some soundings soon. We need to advise and solicit homeowner support of this project.

Meeting ended at 9:00 PM.

April 11, 2012 Village of Green Trails Trustee Meeting Minutes

Meeting called to order by: Frank Agovino at 7:30, April 11, 2012

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees held 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, Bill Gawlikowski, Harvey Rosenberg,
David Kaplan

Guests: Zac Terrill

TOPICS

The March Minutes and Treasure's Report were approved. Checking/Savings account total approx. \$91,763.00.

SUMMARY OF DISCUSSION: DISCUSSION WITH ZAC CONCERNING GROUNDS

Due to an early spring and heavy rains the big field may need to be mowed more often during times of rapid growth. This could result in approx. 4 additional mowings this year adding about \$2000.00 to our common ground maintenance. The Board approved the additional mowings and cost if needed.

Zac will do edging around the lake area and other places such as sidewalks parallel to Ladue. He proposed a onetime additional cost of \$821.00 for cleanup in fringe areas with an edger where a weed eater was not able to be used. After this onetime cost, areas would continue to be maintained in a similar fashion without any additional expense. The Board approved this additional expense.

Zac has traveled through the common ground areas to see which parts need spring cleanup – dead limbs, debris, etc. Harvey and David expressed concern about an area behind Diplomat that needs to be cleaned up. This includes a dead pine and honey suckle. Zac will do his best, but cannot stop to pick up each limb.

There is an area off 14369 Ladue with tree stumps that need to be ground down so Zac can run a lawn mower over them without damage to his equipment. (The highest he can raise his blades is 5 inches). Zac can bring in a bobcat to clean this out, but first he will try to use his mower. He may also be able to weed whack around the stumps.

Zac noticed some wires hanging from poles in the big field. They are not live. Ameren UE needs to cut them so they do not hit anyone.

Two of the spring cuttings will include a gas surcharge since the cost of gas went over the amount in our bid. 88 gallons of gas were used in the last mowing.

SUMMARY OF DISCUSSION: SINK HOLES

There are 3 sink holes that need to be filled in with concrete. This is a safety concern. The largest one is off of Trailtop. Zac will fill up all 3 sink holes with concrete for \$489.00. Board approved.

SUMMARY OF DISCUSSION: GROUNDS

Parkway is still mowing a section of our common ground by their soccer field. Since Zac has included maintaining this section in his bid, Emil will contact Parkway and remind them to notify their grounds keepers not to mow that section.

This week Hanson's Tree and Landscape Service (hired by Ameren UE) will be cutting and cleaning out a path between 2 sections of our common grounds near Green Trails School.

SUMMARY OF DISCUSSION: RESIDENT ENCROACHMENTS

Frank will be sending out several letters to Village residents who appear to be encroaching on common ground.

A resident at 14318 Bramblewood has placed several in ground sprinklers in the common ground adjacent to his property. He doesn't want our mowers to damage the sprinkler heads. We will send him a letter allowing him to mow this small part of common ground. Future Boards, however, will not be bound by this letter.

SUMMARY OF DISCUSSION: RUTS IN FIELD

Holleran (employed by AT&T fiber optics) created large ruts on the Diplomat field common ground. They have agreed to repair them and will contact a landscape company to determine how to best repair the damage. Holleran is not equipped to handle this problem.

SUMMARY OF DISCUSSION: ADDITIONAL PLANTINGS

Harvey has suggested planting foliage (possibly cypress trees) in areas of the common ground where standing water is a concern. No action was taken at this time.

SUMMARY OF DISCUSSION: LAKE

The island in the center of the lake is disappearing. The lake needs dredging which will be a huge expense. The Board will need to investigate this matter further.

SUMMARY OF DISCUSSION: VILLAGE SIGN AND CURB

When the 141/Ladue intersection is complete, the Board will need to make decisions about a new sign and landscaping. Also, we need to have access to our common ground from that area. The type of curbing was discussed. A roll up curb appears to be the best option.

Meeting ended at 9:10 PM.

May 9, 2012 Village of Green Trails Trustee Meeting Minutes

Meeting called to order by Frank Agovino at 7:30, May 9, 2012

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees held 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, and David Kaplan

Absent: Bill Gawlikowski

Visitors: Zac Terrill, Josh and Rose Buck, Tom Kurtz

TOPICS

Summary of Discussion

Josh and Rose Buck of 14629 Lake Trails have a tree from the common ground which fell on their property. They wanted to know who was responsible for the cleanup. They were told they were responsible.

Summary of Discussion: Estimates of additional work from Zac

Zac presented an estimate of \$3,267.00 for approximately 3 days of work to clean up sticks, limbs, and fallen trees on the common grounds. All the debris would be hauled away and recycled. It was suggested that Zac could have his men do 1 day of cleanup a month for 3 months with priority cleanup done first. The cost for a day of labor for 2 men is \$640.00 plus \$75.00 per load to haul debris away.

Action

Zac will have his men do 1 day of cleanup for 3 months with labor and hauling not to exceed \$1,100.00 per day.

Summary of Discussion: Estimates of additional work from Zac

Bid to clean up debris and honeysuckle in pine grove across from the lake on the GT School side:

Cost will be bid by the hour not to exceed \$1,260.00 plus \$45.00 for Roundup as needed to clean up and haul debris away.

Action

Board Approved

Summary of Discussion: Estimates of additional work from Zac

Zac presented a bid of \$1,266.00 for grading and seeding of the Gunston Hall power line cut to create a path between Gunston Hall and GT School. The choices are to put down mulch or to put down thistle and pay an additional cost to mow it.

Action

Board will put off the decision until July.

Summary of Discussion: Estimates of additional work from Zac

In the woods off the large field, animal traps including deep holes were discovered. This is a recent development and it is unknown who is responsible for the traps and holes. The bid to level out the area and fill the holes is \$100.00 per hour for no more than 4 hours.

Action

Board approved

Summary of Discussion

Parkway is still cutting part of our common ground in the soccer field by GT School. Possibly the grounds crew is unaware of the exact boundaries.

Action

We will get some rods from David to stake out our property. Then Emil will call Mr. Stockwell from Parkway and meet with him to show him exactly where the grounds crew should cut.

Topics

April Board Minutes and May Treasure's Report were approved. Financial assets are approximately \$86,598.

Summary of Discussion

There are 2 small dogs frequently staked in the common ground behind Bramblewood. Problems include noise, wearing out common ground grass, and poop not being cleaned up.

Action

Harvey will talk with the dogs' owners.

Summary of Discussion

The garden at 14109 Crosstrails was taken down. Zac will regrade and seed the area and also dispose of the wood from the garden.

15 encroachment letters are being sent out to residents. While many concern fencing issues, all letters are tailored to the individual resident.

A resident expressed concerns about our financial reports and various expenses.

Harvey would like the Board to consider having a GT volunteer list where people could sign up (possibly on our website). He also suggested possibly putting up a sign in the future at Ladue/Woods Mill encouraging residents to volunteer and register on our website.

Board discussed how to best obtain electric power for our future new entrance.

There are hanging wires in the common ground. They do not belong to Ameren. They are most likely guide wires from Charter or AT&T. The Board will need to get more information so we can find out who is responsible for their removal.

Forest Relief is an organization that will provide free trees for nonprofit organizations. We believe Village of Green Trails may qualify. David and Harvey would like to pursue developing a growth plan and investigating grants – some of which may be free while others are matching. Forms would need to be completed and sent to the MO Department of Conservation. They could provide assistance with types of trees to plant and their placement.

Action

Harvey and David will continue to investigate.

Summary of Discussion

On March 21, 2012 Ameren UE and the MO Department of Conservation launched the WOW (wires over wildlife) Program which introduces wildlife, flowers, butterflies, etc. This would help control mosquitoes, excess water, and would have other benefits. It may be appropriate for the transmission line field. This is a free program.

Action

Harvey and David will continue to investigate.

Summary of Discussion

The Board continues to pursue action against a resident at 198 Gunston Hall who has encroached on the common ground behind his house. It appears he has placed a shed on the common ground as well as continuing to dump debris from his landscape business on the grounds. The Board has sent numerous communications concerning these violations but the issues remain unresolved.

Action

The Board may need to pursue stonger legal means in order to resolve this violation of the indentures.

Summary of Discussion

Frank shared a letter he will send to the residents at 14318 Bramblewood Ct. It concerns in-ground sprinklers they have placed on the common ground and their cutting of a section of the common ground behind their home. The residents fear that the mowers used by Zac may damage the sprinklers. At this time the Board has no objection. However, the Trustees reserve the right at any time in the future to withdraw this permission and require removal of the sprinklers and request that the resident discontinue mowing the common ground.

Meeting ended at 9:15 P.M.

JUNE 13, 2012 VILLAGE OF GREEN TRAILS TRUSTEE MEETING MINUTES

Meeting called to order by Frank Agovino at 7:30 June 13, 2012

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees held 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: Zac Terrill

TOPICS

SUMMARY OF DISCUSSION - WORK BY TERRILL

Zac presented a bill for one day of honeysuckle and debris cleanup around the lake and across Ladue by the pine trees near GT School.

Zac was given permission to finish the rest of the power line cutting and seed (near Gunston Hall and GT School) at a cost of \$1266.00 plus the cost of netting around the area. He will overseed the grass in the fall.

There is erosion around the pipe by the old garden behind Crosstrails. Zac will repair and clean up the area for approximately \$6000.00. He will also remove a large tree branch down near Trails West.

SUMMARY OF DISCUSSION

Minutes from May 9 meeting was approved

SUMMARY OF DISCUSSION - TREASURE'S REPORT

\$107,243.00 Cash on hand
\$114,743.00 Total assets and equity

We have spent to date this year around \$13,000.00 including:

\$701.00 Lake Management
\$11,000.00 Terrill for common ground maintenance and cleanup

Treasure's Report approved.

SUMMARY OF DISCUSSION - TAX STATUS AND 501C3

We are a not for profit organization. We are not a charitable organization. If we could become a 501C3 corporation we may be able to qualify for MO Dept. of Conservation grants, programs, a possible prairie garden, etc.

ACTION

We will investigate this further

SUMMARY OF DISCUSSION - MISC.

Our issues with Parkway School District concerning mowing of our common ground encroachment have been resolved.

The garden in the common ground behind Crosstrails has been taken down and we will remove a few ties left.

In the past the City of Chesterfield had sent us a violation concerning the grass being too tall in the area near the lake and synagogue. We cleared up the area, but part of this is on property belonging to the synagogue. We may discuss this with the synagogue in the future. One possible solution being that they pay for Zac to maintain the part of their grounds adjoining ours and he then mows both areas at the same time.

The resident at 198 Gunston Hall has cleaned out most of the debris he deposited in the common ground behind his house, but the shed is still there.

The dogs that were occasionally tied up in the common ground have been removed by the owner.

We need to continue to discuss how to proceed with the mountable curb issue at the front of the Village by the school. We need to make certain that we have access to our common grounds from Ladue Road at the front of the Village.

Ameren U.E. has said that they will cut down the honeysuckle under the power lines behind Augusta.

Meeting adjourned at 9:00.

JULY 11, 2012 VILLAGE OF GREEN TRAILS TRUSTEE MEETING MINUTES

Meeting called to order by Frank Agovino at 7:30 July 11, 2012

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees held 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, and Bill Gawlikowski

Absent: David Kaplan

Guests: Zac Terrill and Cathy Rosenberg

TOPICS

SUMMARY OF DISCUSSION:

Treasurer's Report: Approved

SUMMARY OF DISCUSSION: COMMON GROUND EXPENSES AND PROJECTS

The Board has spent over \$27,000 this year. Because of the draught, Zach hasn't mowed as often. Thus the Board has had more money to spend on common ground clean up in lieu of mowing expenses. Zach is agreeable to the Board paying for these other services instead of grass cutting.

The Board has previously approved \$1,919.00 for the grading of grounds behind Gunston Hall. This includes 4 loads of topsoil, hauling (approx. \$650.00), etc. We were able to obtain about 20 loads of topsoil for free.

\$361.50 has already been preapproved to complete project on the big field for geo-mats.

Zach cleaned out areas behind Chateauguay and Trailtop. Cost was \$1,148.00.

Zach will be spraying Roundup on weeds on common grounds and around the lake. Cost is \$10.00 a gallon.

\$1,028.00 was spent to continue cleaning up pines off Ladue near GT School. Money was preapproved.

Zach estimates that it will cost an additional \$866.00 to remove dead limbs from these pines in order to facilitate mowing in that area. This includes approximately 17 hours of labor and 2 loads of brush and limbs.

ACTION: Approved

SUMMARY OF DISCUSSION: Additional common ground expenses

Common ground behind Diplomat has honey suckle, debris, etc. and needs to be cleared. Estimate is \$1911.00 to clean this up. Zach will defer any clean up in this area until next month.

ACTION:

Conditionally approved. Zach will clean up this area in lieu of some future mowing due to draught.

SUMMARY OF DISCUSSION:

A homeowner on Madewood has been dumping in the common ground. A code enforcement representative from Chesterfield was sent to the area and the homeowner received a letter asking him to stop.

SUMMARY OF DISCUSSION:

What should the Board do about the concrete wall by the big field?

CONCLUSION:

No decision at this time.

SUMMARY OF DISCUSSION;

A homeowner has a fence that may be encroaching on the common ground. The Board has recommended that the homeowners obtain a survey of their property. This has not yet been done.

ACTION:

Harvey will contact the homeowners to remind them.

Meeting was adjourned at 8:30.

AUGUST 8, 2012 VILLAGE OF GREEN TRAILS TRUSTEE MEETING MINUTES

Meeting called to order by Frank Agovino at 7:33 on August 8, 2012

Type of Meeting: Monthly meeting of the Village of Green Trails Trustees held 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, and David Kaplan

Absent: Bill Gawlikowski

Guests: Patrick Brown – Owner of Chesterfield Montessori School

Anita Chastain – Head of Chesterfield Montessori School

TOPICS

SUMMARY OF DISCUSSION: Land ownership and accessibility issues involving Village of Green Trails, Chesterfield Montessori School - formally known as Montessori Children's House (MCH Holdings, Inc.), and MODOT.

Patrick Brown, owner of MCH, wanted to discuss our Board's concerns about a small parcel of land which MODOT took (through the courts) from the Village of Green Trails common grounds. MODOT then gave this land to MCH. These actions occurred during the 141 expansion. This has caused a portion of our common ground to be "landlocked". The only access for our continued maintenance of these grounds would be by crossing land now owned by MCH. Our Board would like to have the northern border of the power line field to a line with the ROW for Ladue Road restored so we can have access to our common ground. Patrick feels this could be a problem for MCH. MCH would grant us an easement to access our land, but our Board wants to own the land that is adjacent to our common ground.

ACTION:

Emil will contact our attorney, Richard Coughlin, for further legal advice. Since MODOT initially created our problem, they will also need to be contacted to help create a solution.

SUMMARY OF DISCUSSION:

Minutes from the July 11, 2012 meeting were approved

Treasure's Report was approved. We now have approximately \$131,925 in Total Assets.

Thus far we are on budget for the year in expenses, having spent about \$42,500.

SUMMARY OF DISCUSSION:

A resident has a fence which appears to be encroaching on common ground. Thus far they have not obtained their own survey due to the expense.

ACTION:

Wayne Gotschall from Metron will be contacted to see if he can do a partial survey at a lesser cost. If it is determined that the fence is encroaching on common ground, the resident will need to remedy this.

Meeting adjourned at 9:15.

SEPTEMBER 12, 2012 VILLAGE OF GREEN TRAILS TRUSTEE MEETING MINUTES

Meeting called to order by Harvey Rosenberg at 7:24 on Sept. 12, 2012

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

Name of Meeting Facilitator: Harvey Rosenberg

Meeting Minutes recorded by Jo Ann Black

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

Absent: Frank Agovino

ACTION:

Minutes from July 8 meeting were approved.

Treasurer's Report was accepted.

TOPICS

SUMMARY OF DISCUSSION: Common grounds and projects

We currently have \$83,353.99 out of an anticipated approx. \$85,000. We've spent \$43,459.91 on our common ground this year out of a budgeted amount of \$54,420. We spent more than usual this year for cleanup due to an abnormal amount of downed trees and a onetime expense of removing 2 gardens which were on the common ground. There was also a greater amount of common ground repairs this year.

SUMMARY OF DISCUSSION: Fence encroachment

A resident on Forest Crest has a fence thought to be encroaching on the common ground. Permission was given for the Trustees to hire a surveying company to verify the encroachment. Metron Surveying billed the Trustees \$500.00 for the survey which verified that the fence did encroach on the common ground.

ACTION:

The Board will pay the \$500.00 and then bill the resident for the amount. The Board will also request that the part of the fence on the common ground be taken down by the homeowner.

SUMMARY OF DISCUSSION: Common ground access near Chesterfield Montessori School (formally known as MCH).

The Board wants:

1. The northern border of the power line field to abut the Ladue Road ROW
2. Permission to be able to also access the common ground by driving under the bridge (may involve special grading and a road (possibly gravel). We believe MODOT will help us.

It also appears that part of the new school parking lot (about 20 spaces) may be on our common ground.

ACTION:

The Board will ask Richard Coughlin (our attorney) to write a letter to MCH. This letter will be sent to John King (their attorney) and Patrick Brown (owner of MCH). This letter will state our concerns. The Board has also previously discussed these concerns with Jason Saey (MODOT's attorney).

SUMMARY OF DISCUSSION: Forest Relief and common ground improvements

Forest Relief is a nonprofit agency. Harvey and David have spoken to Mike Walsh from the agency. They will give us 150 trees and plants this fall which will help with erosion. We would have to plant and maintain them. In the future free prairie grasses and other trees, plants, and flowers may also be made available to us for planting in the common grounds.

ACTION:

The Board will accept the trees and plants and pay Terrill to plant and maintain them. They would be planted in the big field. Monies will be taken from our capital improvement funds for the additional expense.

SUMMARY OF DISCUSSION: Trail cameras

It was suggested that the Board purchase some trail cameras at a cost of about \$70-\$80 apiece to help control the continuing problem of dumping in the common grounds. Under Ordinance 2882 the Chesterfield Police could help us if we could determine who is doing the dumping. There are several areas of concern on the common ground.

ACTION:

Emil will purchase 2 trail cameras on behalf of the Board.

SUMMARY OF DISCUSSION: Annual assessments

The Board discussed the annual assessments on the commercial lots in the Village of Green Trails. Some questions arose concerning why some buildings were assessed and some were not. Also, not everyone is current on payment of the annual assessment.

At this time the Village of Green Trails is owed over \$11,000 in delinquent assessment payments from homeowners. Many of these homeowners have had liens placed on their homes. The Board discussed the best way to collect owed monies. The Board would like to start lien proceedings for any resident who is 2 years or more delinquent. It is not recommended that we sue unless they owe over \$700. Any cost incurred by the Board to collect overdue assessments will be billed to the homeowner who is delinquent.

ACTION:

The Board will put off any final decisions involving the procedure for handling unpaid assessments until Frank is present.

Meeting was adjourned at 9:10.

OCTOBER 10, 2012 VILLAGE OF GREEN TRAILS TRUSTEE MEETING MINUTES

Meeting called to order by Harvey Rosenberg at 7:30 on Oct. 10, 2012

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

Name of Meeting Facilitator: Harvey Rosenberg

Meeting Minutes recorded by Jo Ann Black

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

Absent: Frank Agovino and Bill Gawlikowski

Visitors: Cathy Rosenberg and Patty Heitz

ACTION:

Minutes from Sept. 12 meeting were approved

Financial Report presented by Emil DeLuca was approved.

We currently have \$110,148.46 cash on hand. This includes \$56,816.65 in our Capital Improvement Account, \$25,393.31 in our Regular Checking, and \$27,938.50 in our Reserve Account. It is estimated that we will be spending another \$9,000 for grass cutting this year. We anticipate ending the 2012 year under budget.

SUMMARY OF DISCUSSION: Assessments

Some of our commercial properties in the Village need to have their assessments adjusted from \$150 to \$300 a year. Due to an error in the City and Village billing system, we have not been billing some of our commercial properties at the correct rate. The parking lot, the strip mall, and MCH should each be assessed at \$300 in the future.

The synagogue is not in the Village although they did receive a portion of the condemnation settlement. Neither church in the Village pays an assessment, although they also received financial compensation from the condemnation settlement.

SUMMARY OF DISCUSSION: Patty Heitz concerns

Patty Heitz, a resident of the Village who lives on Saylesville Dr., expressed several concerns. Concerns include:

1. Visibility issues for driving safety because of the many cars from MCH parked on her street.
2. She is also very distressed about Ameren's cutting down of numerous trees and brush around the creek. This creek crosses Saylesville and is on one side of her home. This poses a safety hazard because a child or pet could easily fall down into the creek. It also is very unsightly and she feels lowers property values of neighboring homes. Patty would like for the Trustees to approve the planting of bushes, trees etc. adjacent to the creek as soon as the ground is graded and seeded.
3. A final concern is the poor condition of the bridge. It is unsightly and she expressed concerns of structural safety.

ACTIONS:

Ameren will clean up the area where brush and trees were cut down. They will also regrade and seed, hopefully this fall. David and Harvey will discuss the condition of the bridge with Ameren to determine who is responsible for maintenance and repair of the bridge. They will also investigate plantings to replace the ones taken down by Ameren. They will try to use plants and trees native to Missouri.

SUMMARY OF DISCUSSION: Plantings in the Big Field

Recently Zac planted about 150 trees and shrubs in the Big Field to help with erosion issues. This field is located behind Cross Trails and Camberra. The plantings were given to us for free through the Forest Relief Program. The Village will pay for watering and any maintenance. Zac will water once or twice a week if needed. The Board will compensate him to also address permits for the backflow, meter, hoses, etc.

Several residents who back up to this field are very upset because they were not personally notified nor asked for input before the trees and shrubs were planted. One or two residents have even threatened to remove the plantings.

ACTION:

Harvey and David will continue to work with residents to answer questions and suggest ways they can become more involved.

SUMMARY OF DISCUSSION: Additional expenditures

The Board needs to soon think about a sign for the entrance to the Village.

Additional future expenditures include improvements to the lake and possible improvements to the bridge in the common ground behind Saylesville. There is also washout occurring behind Diplomat and Chateaugay. The goal is to take out the rock (which is not solving the problem) and work with MSD for a pipe and then possibly plant grass.

David purchased 2 different kinds of cameras to help identify the cause of some vandalism and dumping problems in the common grounds. Total cost was \$269.63.

ACTION:

Reimbursement for the cameras was approved.

Meeting was adjourned at 9:15.

OCTOBER 24, 2012 VILLAGE OF GREEN TRAILS SPECIAL MEETING MINUTES

Meeting called to order by Frank Agovino at 7:45 on Oct. 24, 2012

Type of Meeting: Special meeting of the Village of Green Trails Trustees held at Frank Agovino's home.

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 Bill Gawlikowski

Absent: Harvey Rosenberg

TOPICS:

The meeting was called to discuss concerns with Montessori Children's House (MCH) which is also called Chesterfield Montessori School. Our concerns are over access to our transmission line common ground field and MCH's grading of our common ground where they are building their new parking lot.

The Board wants what is in the best interest of the residents we represent. Ideally we would like to once more own a small parcel of land (north side by Ladue) which was given to MCH by MODOT. This would allow us to have access to our common ground so we can mow and maintain it. According to our attorney, Richard Coughlin, he isn't certain that this will be possible. We would also like to work with MODOT to have a permanent access easement under the bridge including the building of a gravel road.

It is our understanding that Jason Saey (MODOT attorney) has a plan and will present it to us and MCH (John King is their attorney).

ACTION:

David will contact Tom DeMontez (MODOT engineer) who can also discuss our access plan with Jason Saey. David will also stake the ground to show where the easement that we want is located.

We also need to monitor MCH's grading of their new parking lot. Our concerns are about possible erosion and water concerns on our common ground due to the drainage and collection of storm water by MCH that is being created by their new lot. Meeting adjourned at 8:45.

NOVEMBER 14, 2012 VILLAGE OF GREEN TRAILS MEETING MINUTES

Meeting called to order by Frank Agovino at 7:20 on Nov. 14, 2012

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

Visitors: Andrea and John Powell, Bud Gruchalla, Carl and Jan Hermann, Marshall Michener, and Melissa Heberle

SUMMARY OF DISCUSSION: Zac's Report

Zac Terrill summarized his first season maintaining the Village common grounds. He stated that he had received compliments from the residents about his cutting and maintaining the grounds. He is also trying to control the honeysuckle. Zac needed a little more fuel than originally anticipated. He will cut again next week and will need to complete a limb cleanup this fall. Zac is pleased with his first year maintaining our grounds.

SUMMARY OF DISCUSSION: Last month's minutes and current financial report

Emil presented the current financial report:

Capital Improvement Account: \$56,822.30

Regular Checking: \$22,105.19

Reserve Account: \$27,941.28

Total Checking/Savings: \$106,868.77

ACTION: Minutes were approved for the two meetings held in October, and the Financial Report was approved.

SUMMARY OF DISCUSSION: Misc.

There is a large hole in the wooded common ground behind 14280 and 14380 Ladue. We need to investigate the best method for fixing this.

The banks of our lake are sliding into the lake causing silting problems. We need to find a way to hold the banks back. Emil suggested the Board first get a survey to determine the shoreline of the lake. No action was taken at this time.

Concerns were expressed about the structural integrity and appearance of the bridge across the creek in the transmission line field. Since Ameren UE and MSD (subcontractor Bates) have used the bridge frequently it might be possible that they can help with this concern.

ACTION: Harvey and David will look into this.

SUMMARY OF DISCUSSION: Village of Green Trails entrance sign

As construction of the new 141/Ladue interchange nears completion, the Board needs to decide on a sign and landscaping for the east entrance to the Village of Green Trails. We may just duplicate the sign that is at our west entrance and add some small plantings. We would also like lights but no decision has been made as to choosing solar or electric. The money for the sign will be taken from our Capital Improvement funds.

ACTION:

Emil will investigate a vendor.

SUMMARY OF DISCUSSION: Ongoing talks with MCH concerning access to our transmission line field.

Our attorney, Richard Coughlin, has been talking to MCH's attorney, John King. The discussions were initiated by King. We need to make an accurate drawing of the area of concern and indicate the area we need to access. After MCH responds, we can determine our next step. David also still needs to talk with Tom from MODOT.

SUMMARY OF DISCUSSION: Andrea and John Powell concerns

The Powells built a fence that is encroaching on the common ground. They were unable to locate or possibly never had a survey of their property when they moved into their house in 2003. They did not obtain a survey before building the new fence. The Trustees became aware of the encroachment many months ago and have been in correspondence with the Powells about having the fence moved off the common ground. Through emails the Powells gave permission for the Board to hire a surveyor to make certain there actually was an encroachment. The Board would have paid for the cost if the survey had shown that the fence was on the Powell's property. The Powells are very upset because they are now being asked to pay for the survey (which did show their fence encroaching on the common ground) and will subsequently need to move the part of the fence which is encroaching.

The Powells would like to have their attorney draft a proposal allowing them to keep and maintain the fence with the understanding that the Powells would not lay claim to any of the common ground upon which the fence is encroaching. They would also remove the fence in the future if the Trustees needed that part of the common ground for some purpose.

ACTION:

The Board will discuss this matter and notify the Powells of their decision.

SUMMARY OF DISCUSSION: Plantings on the big field

Some of the home owners near the big field have expressed concerns about the recent plantings on the field designed to help with water problems and erosion.

Frank stated that the Trustees had followed the indentures. After consulting with experts, the Board had made this decision in the hope of improving the field's water and erosion problems. Normally the Board does not ask permission of the residents before planting trees or making decisions about other common ground issues. Only about 3% of the field (about one acre) received plantings. A paper was distributed informing the guests of the amounts and what types of trees and shrubs were planted.

SUMMARY OF DISCUSSION: Guests' concerns about recent plantings

The Hermanns (who back up to the big field) are extremely upset about the recent plantings and feel that the Board needed to make a greater effort to discuss major common ground changes with the residents. They feel that the recent plantings are not in the best interest of the home owners or the field and should be removed. Although they appreciate the website, the Hermanns feel that not enough information is always given. Major decisions should be discussed in person allowing more input from the residents. They would also like to know when such decisions are going to be discussed at the monthly meetings so residents can attend and express their views.

Carl also stated that he felt that the new plantings would increase the cost of mowing. The experts he consulted felt that mesh and grass seeding would be better for erosion and water control. He also stated that many of the trees were planted in areas that weren't having any problems, and the plantings were detrimental to the aesthetics of the field.

Carl also stated that he was against planting a prairie in the fields and it would not be fair to make such a drastic change in the landscape. The Hermanns presented the board with written statements expressing the concerns they addressed.

Marshall Michener spoke and also expressed his dissatisfaction with the new plantings. He would like them to be removed and felt that homeowners adjacent to the common grounds should be consulted before the Board proceeds with new plantings that might impact homeowners' views.

Homeowner Bud Gruchalla spoke. He apologized to Harvey for his recent threatening phone messages and his rude behavior concerning the new plantings. He stated he had lived in his house since 1965 and that his family and other neighbors had devoted much time and effort to help clear the field many years ago. He was also very unhappy about the new plantings and feel the Board does not have a plan. He

was upset that the neighbors adjacent to the field were not notified of the upcoming plantings and felt that the Board and the neighboring residents do not share the same vision.

In response to the planning, the Board did explain to the guests that the experts consulted advised the trees to be planted to mirror the existing trees in the field so that it would look like a grove.

Meeting adjourned at 9:15.

DECEMBER 3, 2012 VILAGE OF GREEN TRAILS MEETING MINUTES

Meeting called to order by Frank Agovino at 6:50 on Dec. 3, 2012

Type of Meeting: Closed 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

SUMMARY OF DISCUSSION: Donation to Forest Relief

Harvey suggested that the Board give a \$500.00 donation to Forest Relief to show the Board's appreciation in receiving free plantings and advising the Board.

ACTION:

Motion passed

SUMMARY OF DISCUSSION: Powell fence encroachment

After listening to the Powell's comments and concerns, the Board has concluded that the Powells need to remove the portion of their fence that encroaches on common ground. The Powells will also need to reimburse the Board for the cost of the survey.

ACTION:

Frank will draft a letter to the Powells. The letter will give a deadline for the Powells to remove the portion of the fence on common ground. They will also have a deadline to pay the Trustees the \$500.00 for the cost of the survey. If these deadlines are not met, the Board will remove the fence and place a lien on the property until we are reimbursed for the survey and the cost of the fence removal.

SUMMARY OF DISCUSSION: Past Minutes and Budget

As stated in the Village Indentures, the Trustees are paid a stipend of \$20.00 for each meeting they attend. This year the reimbursement totaled \$1320.00. In keeping with past policy, the Trustees donated their stipends (after subtracting the cost of the dinner) back to the Village of Green Trails. The amount they donated this year was \$745.37.

ACTION:

Nov. Minutes and current budget were approved.

Meeting adjourned at 6:20.