

Approved 2-3-11

Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm on Jan 12, 2011
Type Of Meeting	Monthly meeting of the Village Trustees held at Chesterfield City Hall
Name of Meeting Facilitator	Frank Agovino
Meeting Minutes Recorded By	Frank Agovino
List Of Attendees	Trustees: Frank Agovino, Emil DeLuca, Carl Hermann, Bill Gawlikowski Consultant: Wayne Gotschall Visitors: D. Kaplan, M. Monachella, H. Rosenberg, M. Horton, D. Lekich, V. Lekich, F. Niesen, S. Lekich, J. Langa, M. Langa

Topics

Summary Of Discussion	minutes from meeting in Dec presented
	approved for posting on website

Summary Of Discussion	Treasurer's Report presented
	approved for posting on website

Summary Of Discussion	Annual Homeowner's letter and election procedures
	approved for mailing by City and Village

Summary Of Discussion	The arrangement proposed to Draginja Lekich to end use of the common ground as a garden was explained and discussed with visitors. Prior letters were provided.
	No resolution was reached. Board will proceed to remove the garden from common ground.

Summary Of Discussion	next meeting ^{Mar} Feb. 9
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Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm on Feb 9, 2011
Type Of Meeting	Monthly meeting of the Village Trustees held at Chesterfield City Hall
Name of Meeting Facilitator	Frank Agovino
Meeting Minutes Recorded By	Frank Agovino
List Of Attendees	Trustees: Frank Agovino, Emil DeLuca, Carl Hermann, Bill Gawlikowski, Jo Ann Black Consultant: Wayne Gotschall Visitors: D. Kaplan, M. Monachella, H, Rosenberg

Topics

Summary Of Discussion	minutes from meeting in Jan presented
	approved for posting on website

Summary Of Discussion	Treasurer's Report presented
	approved for posting on website

Summary Of Discussion	Annual Homeowner's assessment of \$150
	Approved; Frank will provide necessary paperwork to City and Village

Summary Of Discussion	Previously proposed Rules and Regulations
	Discussion: confirms indentures and puts process in place. Approved. Send out copies with assessment bills

Summary Of Discussion	next meeting Mar. 9
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Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm on Mar 9, 2011
Type Of Meeting	Monthly meeting of the Village Trustees held at Chesterfield City Hall
Name of Meeting Facilitator	Frank Agovino
Meeting Minutes Recorded By	Frank Agovino
List Of Attendees	Trustees: Frank Agovino, Emil DeLuca, Carl Hermann, Jo Ann Black Visitors: D. Kaplan, M. Horton, H, Rosenberg, T. Gamma

Summary Of Discussion	minutes from meeting in Feb presented
	approved for posting on website

Summary Of Discussion	Treasurer's Report presented
	approved for posting on website

Summary Of Discussion	CPA payment \$318 for preparation and submission of taxes, 1099
	Approved; consistent with prior website posting

Summary Of Discussion	Four nominations presented: Jo Ann Black, David Kaplan, Terry Monachella, Harvey Rosenberg
	Accepted; to be listed alphabetically on ballot sent out with assessment bills; ballots due May 31

Summary Of Discussion	Lake Management annual proposal to treat lake--same labor fees as last year; materials cost slightly higher. Includes weed & algae control, alum treatments, colorant
	approved

Summary Of Discussion	Possible tree removal at 14249 Forest Crest
	Carl will take a look

Summary Of Discussion	Clean up
	On Trailtop \$1575 by Gamma, approved. BNB to remove tree on common ground at Lindsay? \$150, approved

Summary Of Discussion	next meeting April 13
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Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Emil DeLuca, Acting Chairman at 7:30 pm, April13, 2011
Type Of Meeting	Monthly meeting of the Village Trustees held at Chesterfield City Hall
Name of Meeting Facilitator	Emil DeLuca
Meeting Minutes Recorded By	Emil DeLuca
List Of Attendees	Trustees: Emil DeLuca, Carl Hermann, Bill Gawlikowski, Marlene Carey, Jo Ann Black Visitors: D. Kaplan, M. Horton, H. Rosenberg, T. Monachella, E. Daniels, S. Claymant & M. Bour

Topics

Summary Of Discussion	March minutes presented and approved	
	Approved for posting on website	
Summary Of Discussion	Treasurer's Report presented and approved	
	Approved for posting on website	
Action Items	Person Responsible	Deadline

Summary Of Discussion	Invoices approved for payment: County Tree \$300, Gamma Tree \$2,450 & BNB \$900.
	Invoice for \$6,500 for Gamma Tree held up until pending final approval. Board gave Trustee Hermann authority to approve and make payment.
Summary Of Discussion	Mike Horton has volunteered to study and make a proposal to the Board in the July meeting with recommendations to deal with the silting in of the lake.

Summary Of Discussion	Person Responsible	Deadline
JoAnn discussed limbs down at 1429 Forest Crest	Bob of BNB with investigate and report back	

Summary Of Discussion	Discussion of trees down at 14314 Wind Creek, It was decided that this was out of the Village and not our responsibility. No action taken	
Summary Of Discussion	BNB presented a bid for \$400 to clear downed trees from the common ground area between Trailswest and Gunston Hall	
Approved		
Summary Of Discussion		
<p>Scott Claymant & Margret Bour stated their purpose of speaking at the recent the Green Trails Trustees meeting was:</p> <ul style="list-style-type: none"> -to update them on the status of the Parkway Materials Recovery Facility issues, to pass along and credit Chesterfield Council's and Acting Mayor's hard work, their quick response and actions, and he gave credit to Mr. Herring, the Chesterfield City Administrator, who has recently worked directly with Interim Parkway Superintendent Senti to comply with the law. -to credit people who worked hard on the Parkway MRF issues, including the Green Trails and Ladue Trails trustees and citizens, those at the city level, the state level, the county level, and in several municipalities. -S.C. updated the trustees regarding Parkway's lawsuit against the Sate of Missouri in the attempt to overturn the law, to make their ill-placed materials recovery facilities legal. He advised that citizens should remain vigilant in keeping their attention on the issues until there is final resolution. - to inquire what Parkway's response was to Frank Agovino, Green Trails Trustees President, who addressed the Parkway Board of Education regarding Parkway's incursion onto GreenTrails property, and the property damage caused by Parkway employees cutting down Green Trails common ground trees. 	Board took it under advisement.	

<p>- to request that Green Trails trustees address Parkway to resolve the issue of damages to Green Trails common ground, and to seek environmental restoration, because of the adverse impact to GT common ground and surrounding home values.</p> <p>-Regarding the 141 impact of Green Trails neighborhood, Mr. Clayman asked that Green Trails Trustees consider working in collaboration with Chesterfield and Modot, with citizen input, to work towards a comprehensive and seamless solution for abatement of noise, lights, and visuals that would impact Green Trails residents, i.e. placement of berms and trees, and consider what resources could possibly be provided by the City to assist Green Trails portion of said abatement, i.e. purchasing/contracting/pricing leverages for landscaping. He emphasized that establishing a collaborative structure at this time, in preparation of needed planning and implementation, would be beneficial.</p>		



<p>Summary Of Discussion</p>	<p>Harvey Rosenberg addressed the issue of trash along Ladue Road. He wanted to know if the board had a position or procedure to address this issue.</p>
<p>Conclusions</p>	<p>It was decided that this is not a recurring problem, in as much as we have only had to pick up trash once in the last three years. Trash will be addressed case by case as circumstances dictate.</p>
<p>Summary Of Discussion</p>	
<p>Ellen Daniels addressed the boundary between the common ground and Parkway school. It is unclear to her and Margret Brouer if they have encroached on common ground. It was decided that the only way to pursue this was a boundary survey. It was decided to get price from Metron.</p>	

Summary Of Discussion	Davis Kaplan reported that there is a dead limb hanging across common ground along S. Green Trails Road.	
Conclusions	Emil will take a look and decide if it needs to come down.	
Meeting was adjourned at 9:00 pm Next meeting will be May 11 th , 2011		
Action Items	Person Responsible	Deadline

Summary Of Discussion	
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Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm, May 11, 2011
Type Of Meeting	Monthly meeting of the Village Trustees held at Chesterfield City Hall
Name of Meeting Facilitator	Frank Agovino
Meeting Minutes Recorded By	Frank Agovino
List Of Attendees	Trustees: Frank Agovino, Emil DeLuca, Bill Gawlikowski, Marlene Carey, Jo Ann Black Visitors: D. Kaplan, H. & C. Rosenberg, R. Carey

Topics

Summary Of Discussion	April minutes presented and approved	
	Approved for posting on website	
Summary Of Discussion	Treasurer's Report presented and approved	
	Approved for posting on website; we are within budget regarding expenses to date.	
	About \$45k in money market and \$14k in checking not including tonight's disbursements.	
Action Items	Person Responsible	Deadline

Summary Of Discussion	Invoices approved for payment: BNB: \$3475 monthly cutting; \$750 post emergent; previous work \$1646 and \$1983; \$200 to chain saw stumps around lake; \$75 to fill Trailtop sink hole; \$100 to add rock to drainage ditch behind Camberra; \$150 for 3 trees on power lines; \$400 to clear downed trees from the common ground area between Trailswest and Gunston Hall. \$6,500 for Gamma Tree was paid
	BNB bid of \$1975 to plant ten 5' white pines on HOLD

Summary Of Discussion	Lekich garden appears to be 20' to 60' on common ground, according to survey flags apparently done at the request of Mrs. Lekich
Storm Sewer creating an erosion problem. Tony Naughton, neighbor, indicated that we could use his property to access common ground. BNB will provide estimate to fill in ditch.	
Summary Of Discussion	Strip of land between Greentrails Methodist Church and house immediately to east of Church is not being cut.
We need to determine if it's Park land common ground. Frank will call Wayne to find out how to get better documentation of exactly which land in Greentrails is Park common ground.	

Summary Of Discussion	Retention pond to west of 121 Seabrook has a fence in need of repair. This is MSD's responsibility.
Summary Of Discussion	Fence on Saylesville common ground was placed by Park Trustees, according to Marlene. Fence needs repair.
BNB will estimate fence repair.	

Summary Of Discussion	There is a need for monuments to mark access to common ground. This will be considered further at future meetings, after better documentation of the common ground is obtained.
Summary Of Discussion	At the next board meeting, new board members will take their seats.
A tour of the common grounds will be arranged.	
The following positions will be assigned: Chair, Secretary, Treasurer, Website Coordinator, Grounds Keeper	
Summary Of Discussion	

Ben Voss of Ameren wants access to common ground to cut trees around power lines. Emil and Frank will attend to giving Ameren permission as long as they agree to repair ruts and leave no branches.		

Summary Of Discussion	Denny Ditmer requested use of our contact email list from our website to advertise his new business. Emails are confidential and would not be released. There was a suggestion to consider a Community Bulletin board for Greentrails advertisers. On hold.	
Summary Of Discussion	This was Marlene Carey’s last meeting after more than 30 years of service.	
	Marlene thanked the residents for their support over the years. Many people have contacted her about the Board and voting.	
	The Board thanked Marlene for her many years of community service. She has been an asset to the Board and she will be sorely missed.	

Summary Of Discussion	This would have been Carl Hermann’s last meeting since joining the board in 1991. Frank had previously sent him an email thanking him for his excellent care of the common ground and service to the community.	
	The meeting was adjourned at 8:40 pm.	

Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm, June 8, 2011
Type Of Meeting	Monthly meeting of the Village Trustees held at Chesterfield City Hall
Name of Meeting Facilitator	Frank Agovino
Meeting Minutes Recorded By	Jo Ann Black
List Of Attendees	Trustees: Frank Agovino, Emil DeLuca, Jo Ann Black, Bill Gawlikowski, David Kaplan, Harvey Rosenberg Guests: Wayne Gotschall and Terry Monachella

Topics

Summary of Discussion	May minutes presented and approved
<p>Minutes will be posted on website as soon as they have been approved by Trustees.</p> <p>A plaque was presented to Carl Hermann in appreciation for serving on the Board for the last 19 years. A plaque will be presented to Marlene Carey for her service to the Board.</p>	
Summary Of Discussion	<p>Bob Neth reported 5 cuttings - 2 power line cuttings and 3 field cuttings. The field between the Baptist Church and the house on Ladue is common ground, although the previous homeowner had cut it. It will be an additional charge of \$15.00 to cut it each time.</p> <p>Bob filled in a hole on May 9th on Trailtop, cut down stumps around the lake and will spray for weeds. Additional charge of \$575 for extra services was preapproved.</p>
<p>New business:</p> <p>Fence on bridge on Saylesville needs to have honeysuckle and weeds cleaned up - \$175.00. Golf cart bridge fence cleanup in common ground behind Saylesville - \$100.00 (will need to be done about once a year). Removing a cedar tree down by Parliament, a tree down at 14369 Ladue, and also numerous pine tree limbs down from recent storms – total \$475.00.</p> <p>Erosion concern behind large field. A storm sewer is causing downstream erosion. Bob estimates that it would cost approximately \$4500.00 to fix. This may be a problem MSD is responsible for.</p>	
Conclusions	Expenses for all new business approved for Bob to do work except for erosion in large field. More investigating will need to be done for this project.

Summary Of Discussion	June 2 nd we received a letter from City and Village certifying the results of the recent election for Trustees. Jo Ann Black, David Kaplan, and Harvey Rosenberg received the most votes and are therefore elected. 235 ballots were cast.
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Summary Of Discussion	Treasure's Report \$87,182.43 on hand \$45,127.65 in money market \$42,000 (approx.) in checking
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We're about \$8000.00 below our budget for common ground maintenance. Our current funds include money for improvements to the eastern entrance of Village of Green Trails. Plans for that improvement will be made after the 141/Ladue intersection is completed.

Bills that have been paid:

- \$4867.35 Liability insurance for 2011
- \$90.00 Appreciation plaques for Carl Hermann and Marlene Carey
- \$15.75 Website host and domain name – valid until 2013

Summary Of Discussion	It was decided to have Trustees assume different responsibilities.

Conclusions	Results were: Chairman: Frank Agovino Treasurer: Emil DeLuca Secretary: Jo Ann Black Grounds Keepers: David Kaplan and Harvey Rosenberg Website: Emil DeLuca

Summary Of Discussion	Trustees should become familiar with the common grounds.

Conclusions	In the near future at a convenient time when weather conditions are favorable, Trustees will tour the common grounds, possibly with Bob.

Summary Of Discussion	Wayne Gotschall from Metro Surveying Company participated originally in surveying and mapping the common grounds and the various
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	<p>subdivisions in the Village of Green Trails and neighboring subdivisions. Wayne advised the Board that he has all of the record plats and would make them available to us as needed. The Trustees need accurate mapping in order to carry out our responsibilities. Terry Monachella and Harvey presented a 3 part color indexed map of the Village in PDF format that will be VERY helpful in managing Park Board business.</p>
Conclusions	We will obtain such maps and hopefully can have them added to our webpage.

Summary Of Discussion	<p>Harvey and David made some motions for improving the way the Trustees conduct business. Those suggestions include:</p> <ol style="list-style-type: none"> 1) Using a digital recorder for greater accuracy in recording the minutes of our Trustee meetings. 2) Reviewing the policy for adding a new board member if someone leaves in midterm, suggestion being that the next highest vote getter be appointed to fill an open seat. <p>Both were brought forward in the form of a formal motion and both were defeated.</p> <p>Harvey also proposed allowing City and Village to cut our checks and pay our bills. Paying bills on line instead of through traditional mail service. This suggestion was taken under advisement to allow inquiry of what services City and Village have available. To be discussed next month.</p>
Conclusions	Meeting was adjourned at 9:00. Next meeting will be on July 13, 2011. Frank will be out of town. Emil will direct the meeting.

Village of Green Trails Trustee Meeting Minutes

Meeting Called to Order By:

Emil DeLuca, Acting Chairman at 7:30, July 13, 2011

Type of Meeting:

Monthly meeting of the Village Trustees held at Chesterfield City Hall

Name of Meeting Facilitator: Emil DeLuca

Meeting Minutes Recorded by: Jo Ann Black

List of Attendees:

Emil DeLuca, Jo Ann Black, Bill Gawlikowski, David Kaplan, Harvey Rosenberg

Guests: Bob Neth and Terry Monachella

TOPICS

Summary of Discussion:

June minutes presented and approved

Treasurer's report – Presented and Approved

Harvey asked for additional information about penalties for not paying the Village of Green Trails assessment. Liens are filled every year in Nov.-Dec. against homes that have not paid the yearly assessment. Penalties include a filing fee of \$27.00 to file a lien (filed with City and Village) and accrued interest.

Lake Management - \$1065.00 for May and June – Approved

Bob Neth - \$4159.70 for cuttings (3 field, 2 power line, 4 general) – Approved

Bob Neth - Additional bills that were paid that had already been approved include:

\$150.00 pine branch removal in field near 14229 Parliament

\$200.00 clean up around 14369 Ladue Road

\$75.00 post emergent by lake

\$125.00 hand trimming by lake

\$275.00 cleaning brush and clearing fence on bridge on Saylesville

Summary of Discussion

Harvey brought up concerns about cuttings near the wood line on common ground near Trailtop. It was brought to our attention that because of the slope of the land, it can't be cut as closely as desired. Mowers might get stuck. Bob might rotate using a handcutter with using a power mower along wood line.

Summary of Discussion

Ongoing problem of disposing of brush, trees, yard waste along wood line in common ground. It is against the indentures to do so. We have no formal procedure on how to deal with this.

Conclusions

We will defer any formal action on how to deal with this, but will discuss how to best handle this at a future date.

Summary of Discussion

Fallen tree in common ground behind 151 Green Trails Dr. North . There's also a sink hole in the area.

Cost to cut up and remove tree would be \$200.00 (Bob)

Removal of brush with debris to be removed to the woods - \$125.00 (Bob)

Action

All work approved except we will defer any decision on sink hole at present time. Harvey and David will contact MSD before taking any action to avoid possibly damaging any MSD lines.

Summary of Discussion

While City and Village will write checks, they offer no other accounting services. The responsibilities of the treasurer remain unchanged.

A motion was made to allow for the do utilize the "on-line" banking services at Montgomery Bank. The treasurer will be authorized to pay bills on line. Approved by the Board.

New Trustees will go to Montgomery Bank to sign card so they can co-sign any checks that might be written.

Summary of Discussion

Drainage concerns in common ground near Crosstrails and Camberra.

Harvey and David have obtained 2 bids with each bid containing different methods to fix the problems.

Bob Neth - \$4588.00

R.V. Wagner - \$8200.00

Conclusions

Harvey and David will obtain a third bid and the Board will evaluate all 3 bids to determine the best course of action.

Summary of Discussion

Green Trails Elementary School has a soccer field that is encroaching on our common ground. We need to see how to best handle this situation.

Conclusions

The Board will consult an attorney to see how to best proceed.

Summary of Discussion

David would like to purchase a measuring wheel to assist the Trustees in our responsibilities.

Conclusions

Purchase was approved.

Meeting was adjourned at 9:30. Next meeting will be at 7:30 on August 10.

August 10, 2011 Village of Green Trails Trustee Meeting Minutes

Meeting Called to Order By:

Emil DeLuca, Acting Chairman at 7:30, August 10, 2011

Type of Meeting:

Monthly meeting of the Village Trustees held at Chesterfield City Hall

Name of Meeting Facilitator: Emil DeLuca

Meeting Minutes Recorded by: Jo Ann Black

List of Attendees:

Emil DeLuca, Jo Ann Black, David Kaplan, Harvey Rosenberg

Guests: Bob Neth, Terry Monachella, and Richard E. Coughlin
(Attorney)

TOPICS

Summary of Discussion:

July minutes presented and approved

Treasurer's report – Presented and Approved

Summary of Discussion:

Green Trails Elementary school has a soccer field that is encroaching on our common ground. On July 14 Emil and Attorney Richard Coughlin looked at the area in question. The Attorney doesn't foresee any problems. His suggestion was to contact Parkway School District and explain that they are using our common ground. The Village of Green Trails desires to be good neighbors with Parkway, but we need to clarify the terms of use. These terms would include liability, inclusion on Parkway's insurance, exact terms of land use, etc. There may also be concerns if Parkway is accepting money for the use of our land. In the past, previous board members may have given Parkway permission to plant wild prairie grass on our ground near Green Trails and allowed the students to conduct nature studies by the lake. Nothing that Parkway does should infringe on the rights of our residents to use the common grounds.

Conclusions

The Board will contact Parkway to get more information and then our attorney will draft a letter to Parkway stating our concerns.

Summary of Discussion

Bob Neth/BNB Landscaping invoices paid for:

\$3879.15 for field cuttings –Previously approved

\$1450.00 was also previously approved for work including Trailtop cleanup, branch pickup, post emergent, clean up behind Gunston Hall, etc.

New proposed expenses for work to be done by Bob Neth/BNB:

\$295.00 to remove a dead tree on Trailtop – Board approved

\$755.00 to remove a dead tree near 151 N. Green Trails – Not approved - will put this off until a future date.

\$2550.00 to repair area in large field with continuous erosion problems. Work will include Bob bringing in 18 tons of rock (no stone being under 50 pounds), and using a fabric to help hold the soil. Board approved

Summary of Discussion

Nelson's Tree Service has made ruts in the large field. Wright's tree service did not damage fields.

There is an antenna on the big field behind Calcutta. It is on our common ground.

There are some erosion issues in the common ground (big ditch) behind 384 Chatequea. Are we responsible for erosion repairs?

A resident has contacted the Board about a home behind her that is not being properly maintained.

Conclusions

We will defer any formal action on the above concerns, but will discuss how to best handle these concerns at a future date.

Summary of Discussion

The Board needs to have procedures in place for addressing the issue of residents who dump yard waste illegally on our common grounds.

Conclusions

This needs to be addressed by the Board at a future date.

Actions

Two board members were reimbursed for Board related expenses.

\$63.88 to David Kaplan for a measuring wheel

\$12.70 to Jo Ann Black for a binder to organize the Board minutes

Meeting was adjourned at 9:15.

Sept. 14, 2011 Village of Green Trails Trustee Meeting Minutes

Meeting Called to Order By:

Frank Agovino at 7:30, September 14, 2011

Type of Meeting:

Monthly meeting of the Village 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, David Kaplan, Harvey Rosenberg, Bill Gawlikowski

Guests: Mike Korein

TOPICS

Summary of Discussion:

August minutes presented and approved

Treasurer's report – Approximately \$109,600 in our money market and checking accounts

Presented and Approved

Summary of Discussion

Bob Neth/BNB Landscaping invoices paid for:

\$4,369.70 for field cuttings –Previously approved

\$645.00 was also previously approved for work including removal of a dead tree on Trailtop, branch cleanups, and sprayings.

New proposed expenses for work to be done by Bob Neth/BNB Landscaping:

\$175.00 to clean up a pile of stacked logs Ameren U.E. left in area around 14369 Ladue Road. Bob will also include trimming some branches from the common ground hanging over a driveway at this address.

\$395.00 to take down a dead white pine tree on the common ground near Green Trails Dr. South.

Action:

Board approved both the \$175.00 and \$395.00 expenses

Summary of Discussion

Bob brought up growth on fence by golf cart bridge in common ground.

Conclusions

Board will decide in the future whether we want to have a monthly maintenance of the growth or wait to spray and cut down when it gets really bad.

Summary of Discussion

Mike Korein (a Village resident who lives on Minitree) came to discuss the soccer field by Green Trails Elementary School. Our concerns are that part of the Parkway field encroaches on our common ground and that people other than Village residents have been using it. Among our concerns are liability issues, maintenance issues, and the fears that Village residents will be disturbed or not be able to use the common ground in that area.

For the last seven years Mike has coached a soccer team made up mostly of Village children. He used his own monies to purchase and install the soccer goals. Over the past seven years, other groups have also been using the soccer field and the goals. While many team members are Village residents, not all are. Mike has lined the field and cut it (approximately once a week). He estimates he's spent over \$10,000 to have the field cut over the years. The goals cost \$3000.00. Mike assembled them. The goals on the school property were donated by Ascension. Mike cuts the soccer field he uses, while Parkway cuts the rest. About 100 feet of the track and a bench are on our common ground.

Conclusions

Mike may continue to use the soccer field and maintain the land as he has in the past.

Frank will call him.

We will defer further discussion about the encroachment of Parkway on our common ground until Mark Stockwell (representing Parkway) gets back with us. Emil has discussed the situation with him. No written agreement between the Board and Parkway could be located. Emil and Mark Stockwell are confident that a satisfactory arrangement can be reached.

Summary of Discussion

David brought it to the Board's attention that we may be paying Bob to maintain a part of the common ground (about 10 acres) that Mike Korein is already mowing. It is estimated that this cost is approximately \$250.00 a week.

Conclusions

We'll discuss this when we receive new bids when Bob's contract expires.

Summary of Discussion

David met with Nelson Tree Service and Ameren U.E. about the damage they did to the big field. They will roll the field for us.

The hole behind 151 Green Trails Dr. is being repaired by MSD.

Harvey will contact the owner of a large antennae on the big field and request its removal.

Summary of Discussion

There's an area of common ground behind Chateaugay and Diplomat that Westbury Manor has been maintaining. There's a large ravine there with dead trees. They need to be removed to prevent some possibly falling in the street and also possibly destroying healthy trees. Westbury Manor is willing to split the cost with us.

Conclusions

We will discuss this further with Westbury Manor Trustees and investigate bids.

Summary of Discussion

The Board needs to have procedures in place for addressing the issue of residents who dump yard waste illegally on our common grounds.

Actions

David has gotten bids for signs and will continue to investigate. We will decide on size, wording, number of signs, etc. at the next meeting or possibly before then through email contact.

Actions

Board approved the list of unpaid accounts in order to file liens against those homeowners.

Summary of Discussion

Board discussed our website. We paid \$300.00 for a 4 year website agreement. Our website has a place for visitors to register, and we can determine how many hits the website has.

Summary of Discussion

Board would like to walk the common ground.

Conclusions

The Board will walk the common ground in November. The date will be set at the next meeting.

Summary of Discussion

Some members would like to discuss Village topics informally before our formal meetings each month.

Conclusions

We will start our meetings at 7:00 with informal discussions. We will then start our formal Board meetings each month at 7:30 as in the past.

Meeting was adjourned at 9:30.

October 12, 2011 Village of Green Trails Trustee Meeting Minutes

Meeting called to order by:

Frank Agovino at 7:30, October 12, 2011

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, David Kaplan, and Bill Gawlikowski

Harvey Rosenberg was absent

Guests: Carl Hermann

TOPICS

Summary of Discussion:

September minutes presented and approved

Treasure's Report – We have approximately \$105, 600.00 combined in our checking and money market accounts. Report was presented and approved

Summary of Discussion:

Bob Neth/BNB Landscaping

\$150.00 Post emergent

175.00 Branch cleanup at 14369 Ladue

\$395.00 Tree removal on Green Trails Dr. South

\$3375.00 regular cuttings

Action:

We've approved and paid both expenses

Summary of Discussion:

The Trustees have concerns about a GT resident on Gunston Hall who owns a landscape company and has been using the common ground behind his residence to store equipment, materials and debris. In addition, he has spread rock to support his trailers there.

Conclusions:

Emil will forward a letter from prior interactions to David and Harvey so they can contact the resident and discuss concerns.

Summary of Discussion:

There are concerns about erosion on common ground at Diplomat. This could be a safety issue.

Conclusions:

Harvey and David will contact MSD and the City of Chesterfield to help investigate the problem.

Summary of Discussion:

We have about \$18,000 in the budget for this year. We hope to have an excess after paying for next month's mowings. We hope to be able to put those funds in capital improvements.

Summary of Discussion:

Additional expenses include:

\$365.00 to be paid to Lake Management

\$86.00 reimbursement to Frank for purchasing solar lights for the Village of Green Trails sign

\$850.00 paid to J.D.'s Tree Service for expenses to clean up on the common ground area we share with Westbury Manor

\$319.00 for signs to post throughout the common ground stating that dumping is not allowed.

Actions:

All the above expenses were approved.

Summary of Discussion:

Grounds keepers will post new signs in common ground as needed.

Harvey and David met with the owner of the antennae in the common ground. He has since removed it the antennae.

There is a hole from erosion by the sidewalk near where our common ground adjoins Westbury Manor common ground. Is this a danger and should a construction fence of some type be put around it?

Actions:

David and Harvey recommended a temporary construction fence. This was denied by the board at the present time.

Summary of Discussion:

Trustees would like to tour the common grounds once the leaves are off the trees and the ground is harder. We hope to do this sometime in November. Details will be discussed at the November meeting.

Summary of Discussion:

It is the custom for the December Board meeting to be a dinner meeting held at a restaurant.

Conclusions:

Plans for the December meeting and dinner will be discussed at the next Board meeting.

Meeting was adjourned at 8:40.

November 9, 2011 Village of Green Trails Trustee Meeting Minutes

Meeting called to order by:

Frank Agovino at 7:30, November 9, 2011

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, David Kaplan, and Bill Gawlikowski

Harvey Rosenberg was absent

TOPICS

Summary of Discussion:

The Board discussed obtaining contract bids for common grounds mowing and maintenance and what should be included in the bid package.

There will be one more bill from BNB Landscaping next month for current contract cuttings.

Bob from BNB Landscaping wants to know the status of the proposals for next year so he knows how many employees to hire for next year. Bob's company has done the mowing for the last 11-12 years. The Board would like to receive the bids and make a decision by the January Board meeting if possible. The due date for submitting bids would need to be before the January meeting on Jan. 11.

The Board wants MSD to do a dye test to determine where a leak in the large field is coming from. Bob will hold off on his contract bid until we hear from MSD.

The Board discussed 4 mowing categories. The areas to be mowed will not necessarily be mowed with the same frequency or the same way. The categories of mowing are:

1. Large field
2. Power line field
3. 141 and Ladue intersection
4. Everything else

The Board will want one contractor to all the mowing, and will ask that a representative from the company hired attend the monthly board meetings. Included in the proposals will be insurance requirements and references. David and Harvey will be responsible for writing the proposal.

Action:

The Board would like to ride through the common grounds in order to become more familiar with the areas and to better determine what mowing and maintenance need to be written into the proposals. David will rent 3 golf carts for the Board to ride in to view the common grounds. We will meet at David's house at 10:00 on November 19.

Summary of Discussion:

The December 14th Board Meeting will be a closed meeting at Bristol Restaurant at 6:00. After the meeting, the Members may choose to stay for dinner. The 2012 budget will be discussed at the meeting.

Summary of Discussion:

The Board should consider opening up a separate money market account for capital improvements. It would contain about \$36,000.00 prior to this year's contribution.

Action:

Motion approved for Emil to set up a separate account for capital improvements.

Action:

David submitted receipts for the costs that had already been approved last month:

Signs - \$102.70 & \$12.48

Printing - \$10.56

Maps - \$16.41

Summary of Discussion:

Ameren U.E. will cleanup debris by 198 Gunston Hall.

MSD will do a dye test on an eroded area on Chateauguay.

Behind Gunston Hall the end of a green pipe is exposed. MSD will investigate to see if this is their responsibility.

No Dumping signs were put up by 151 Green Trails, 14369 Ladue, and behind Bramblewood Ct.

Jane Durrell has requested that two locust trees on common ground behind Gunston Hall be taken down. Nothing will be done at this time since they are still living.

Summary of Discussion:

Treasurer's Report: There is approximately \$107,000.00 in the accounts.

The October 12 minutes was approved.

Meeting ended at 9:10.

December 14, 2011 Village of Green Trails Trustee Meeting Minutes

Meeting called to order by:

Frank Agovino at 6:15, December 14, 2011

Type of Meeting:

Monthly meeting of the Village of Green Trails Trustees held at Bristol's Restaurant

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

David Kaplan was absent

TOPICS

Summary of Discussion:

The November Minutes, the Treasure's Report, and the Budget Report were all approved.

Summary of Discussion:

The Board discussed the bidding process for our mowing and landscaping contracts. Harvey distributed copies of the scope of the work for the bid process. All bids are due back on Jan. 31, 2012. Maps of the grounds will be given to the companies that bid. The common grounds to be maintained will be outlined and the type of cuttings and frequency of the mowings will also be included in the bids. Maps should be accurate within 5%.

The board will stipulate in the contract that all workers used by the company be US citizens or documented workers.

Proof of insurance will also be required.

Summary of Discussion:

The Trustees need golf carts to adequately cover the extensive acreage of our common grounds. It is uncertain at this time if these carts should be leased, rented, or purchased.

Action:

David will research golf cart prices and options. He will consider leasing one or two golf carts for January so that David and Harvey can ride with MSD and prospective bidding contractors to survey the grounds.

Summary of Discussion:

The Board needs to establish some standard guidelines and procedures so we have a policy in place to deal with illegal dumping on our common grounds.

Action:

The Board will pursue this concern at a future meeting.

Meeting ended at 7:15.