

## **Village of Green Trails Trustee Meeting**

Meeting Date: January 13, 2010

Location: Frank Agovino's home

The following Trustee's were present: Frank Agovino, Marlene Carey, Emil DeLuca, and Carl Hermann. Cassie Ward Absent

The following were guests at the meeting: Wayne Gotschall

The meeting is called to order by Frank Agovino at 7:30 pm.

### **Meeting Minutes:**

The minutes of the December 9<sup>th</sup> meeting were approved as submitted.

The Treasurer's Report (Carl Herman): Total receipts for the year \$56,297.87 and, beginning balance 1/1/09 \$53,737.88 and, total expenditures \$63,003.88 and, ending balance \$47,031.86. The report was approved unanimously as submitted.

Old Business: 141/Ladue Road discussion; there now is a new condemnation suit naming all landowners in the Village as defendants and, it appears there are remaining issues for the Park Board to address, namely the easements vs. title transfer of the proposed flood plane, the value of the personal property being taken and keeping our residents informed. It now appears that the current suit should be dismissed, Frank will contact Phil Morgan (MODT attorney) to discuss. The new suit should be filed sometime towards the end of February or early March. MODOT must be given a waiver from the Federal Highway Administrator for the taking to move forward because it is now apparent that they will not make the March 2 deadline to take title to our land. Emil is monitoring this.

New Business: The form from City & Village was approved unanimously as provided (Cassie by phone), thus authorizing them to collect the new assessment rate of \$150.00 for residential and unimproved commercial lots and \$300 for improved commercial lots. Frank has composed a letter to all owners to be included with the assessment mailing. The letter is similar to past letters and also includes a short update of the 141 condemnation and our yearend financial statement.

Frank is going to contact Lake Management to update their proposal for shoreline plantings to better protect the erosion and beautify the lake.

The following bill and proposal were presented and unanimously approved for payments: Stinson & Morrison (attorneys) \$597.50 and BNB to clear fallen trees at the east entrance, not to exceed \$500.00 (Carl is authorized to pay).

It was decided that the next meeting will be February 17<sup>th</sup> at Emil DeLuca's house (7:30 pm).

No further business the meeting was adjourned at 8:30 pm.

Meeting Minutes Submitted by: Emil DeLuca

Approved

**Village of Green Trails Trustee Meeting**

**Location: Emil's Home**

**February 17, 2010**

**Trustees Present: Frank Agovino, Emil DeLuca, Carl Hermann, Marlene Carey, Cassie Ward**

**Guests: Mary Monticello, Harvey Rosenberg**

The meeting is called to order at 7:30 pm.

Mary Monticello a trustee from Ladue Trails attended the meeting and presented questions regarding The Village Trustees. She requested five minutes to discuss her issues.

1. Why is the revenue generated from assessment only \$55,832.75 when there are 630 homes?

Answer: 10% goes to the City and Village Tax Office, some residents do not pay, and we must pay to place liens. This is all expense.

2. Why is there such a large cash reserve?

Answer: The cash reserve is the current size because there is two parts to the cash, half is capital improvement fund and half is to cover contingencies. 40 is budget reserve and 40 % in a capital improvement fund. The biggest problem is the lake and the expense that goes along with this.

3. Why did the residents not vote on the increased assessment?

Answer: The Trustees, concluded the indentures say we may increase the assessment. Marlene informed Mary that the project that both her and her husband requested to "manicure" the common ground and remove and clean up trees cost the subdivision \$7000.00. Her husband continues to call and complain about the common ground. The assessment fee is in line with like neighboring subdivisions.

4. Why are elections not mentioned in the newsletter?

Answer: The election questions are answered and we will put the election in the indentures, the next election will be the first Monday in May next year and people can vote if they chose to come. The election is posted in the West County Journal. A public notice is posted in the Journal.

The dinner for the Trustee's was brought up. The Trustees are entitled \$20.00 per meeting; we forfeit that money and have a holiday party dinner one time per year. This year the trustee's donated \$400.00 back to the board this year.

The board felt that Mary has some valid points and we will take each and every one under consideration.

Mike Horton reports that some residents are concerned that the Trustee's are "representing" them regarding MoDot. Frank explained to Mike Horton that we, the trustees do not have any authority and never had to sell the land at the entrance. The numbers/dollars have changed because by law they must go back to the original offer number. Mike Horton would like to express his support for Harvey Rosenberg.

Harvey came to the meeting to express his sincere willingness to help the board to accomplish issues associated with the neighborhood. Harvey is a special assistant to the Mayor for renewable energies. He is the assistant to the Mayor on January 20 Chesterfield acclaimed a Harvey Rosenberg day. They have a contract on a solar energy project, solar thermal is a form of energy that has been used in several countries for a number of years. The \$350,000 spent on the project Harvey believes will be made up for several times over. The board appreciates Harvey's interest and will take his offer under consideration.

The meeting minutes are accepted and approved from the January 13, 2009 meeting. The motion was made by Frank and seconded by Carl. All were in favor.

#### **New Business:**

Emil DeLuca reports Kevin Ward called him, Emil asked him what if MoDot does not own the land by May 25th. Kevin could not answer his question. Marlene understands MoDot is not going to file suit until the end of March. Emil feels we should still show up to the court. Frank mentioned MoDot is taking our signs, lights and landscaping. Carl feels we should make a strong presentation in the court.

Emil feels our indentures should be available online as well as our budget, checkbook, what was spent (what bills are paid), he believes we should also post our next meeting date and time. Emil spoke with City Hall and we are eligible to use a meeting room. We cannot book the room for the whole year, only one month at a time.

Emil continues to correspond with Cole McNary regarding the project. Most congressmen agree that MoDot is "over building." MoDot has decided to narrow the lanes to 11 foot to control the traffic.

Marlene reports that the Village of Green Trails Board needs representation from each subdivision area. The board agrees we should try to get representation from all areas. The board talked with Harvey about his request to become a trustee. At this time a unanimous decision has been made to continue to look for someone in the Country Club Grounds. We will see if we can find more applicants and this will include consideration for Harvey.

#### **Landscape/Lake**

The trustees reviewed the bid from Lake Management, there is a slight increase in the cost of chemicals.

Job 1: weed control, \$250.00 per application done monthly

Job 2: alum to precipitate the phosphates, same cost as last year.

Job 3: colorant, same cost as last year

Job 4 plants, \$1750.00

last year we spent: \$2909.00, this year would be \$2000.00 for weed control, 680 for alum and 468 for colorant, totals \$4900.00.

Emil and Cassie feel we concentrate the planting away from the Ladue Road side so residents can still fish. Emil is concerned the damn is moving. The riprap is sliding down and the pavement is moving. Emil and Frank made a motion to accept the bid from Lake Management, all trustee's are in agreement.

Emil received an email from the president of the Synagogue stating kids were throwing rocks in the lake and he has asked us to step up patrols. Emil does not believe we have any responsibilities over this.

**Treasurer Report:**

Carl Herman reported \$41,553.29 in the money market account and 4899.01 in the checking account, the total is \$46,177.30.

Marlene and Cassie approve the treasurer report.

Emil feels we need to make an attempt to amend our indentures. Frank believes we need to as well and will look into this in the future. The board discussed changing the language regarding the assessments.

The Chesterfield City Council sent a letter to the Parkway School District recommending the district to halt operations at the material recovery facility/recycling complex on the Parkway Central High School Campus. The letter also will call for the district to outsource the collection and the processing of recyclable materials. The board is pleased to hear this news.

**ACTION ITEMS:**

Frank will draft a letter to send the residents with the assessment bill, we will clarify issues brought to the board about the trustee dinner and assessment increase.

The next meeting is March 10, location is TBD if not at City Hall it will be at Carl's home.

The meeting is adjourned at 9:20 pm  
Submitted by: Cassie Ward

# Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm, March 10, 2010
Type Of Meeting	Monthly meeting of the Village Trustees held at Chesterfield City Hall
Name of Meeting Facilitator	Frank Agovino
Meeting Minutes Recorded By	Cassie Ward
List Of Attendees	Frank Agovino, Emil DeLuca, Carl Hermann, Cassie Ward

A motion was made by Frank and seconded by Emil to approve the December and February minutes with noted changes.

## Topics

### NOMINATION FOR TREASURER

CARL HERMANN

Summary Of Discussion	Carl has nominated Emil as Treasurer, Frank and Cassie are in agreement, no opposition.	
Conclusions	Emil will take over as Treasurer.	
Action Items	Person Responsible	Deadline

### TREASURER REPORT

EMIL DELUCA

Summary Of Discussion	Current Balances: \$41,569.77 and \$4,292.66	
The board approved a bill for \$35.00 for copy fees associated with indentures incurred by Wayne Gotschall (consultant). Copies were for Pevely Farms indenture.		
The board discussed potentially separating the Capital Improvement Fund.		
Conclusions	For now Emil will footnote the amount for Capital Improvement on the budget sheet.	
Action Items	Person Responsible	Deadline
A check for Wayne Gotschall in the amount of \$35.00	Emil DeLuca	

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UPDATING INDENTURES

FRANK AGOVINO

Summary Of Discussion	<p>The board feels we need to update/make revisions to our current indentures. The current indentures state we need 2/3 of the lot owners to agree to make a change. Frank thinks we would need to mail out the revisions along with a postcard as a ballot to be signed and returned to us. We have a copy of the Pevely Farm Indenture to use a starting point or guide to address some of our concerns.</p> <p>Harvey Rosenberg inquired about raising the assessment from \$100.00 to \$150.00, he states there has been some negative impact on that. He would like to know if we could assess a one-time emergency in the future. The board does not believe there is a provision for a one-time increase in fees (emergency increase).</p> <p>Mike Horton has concerns that there needs to be a vote to increase the assessment fee. Frank referred Mr. Horton to the current indenture regarding this issue. The board reviewed and deemed that the provision hereof means that we need to have enough money to maintain the property. The board does agree that the current indenture is ambiguous in certain areas and needs to be clearer.</p>	
Conclusions	Any revisions will be drafted and approved by an attorney.	
Action Items	Person Responsible	Deadline
The board will review the Pevely Farm’s Indentures in sections; the first eight pages of the Indenture to be discussed at the next meeting.	Board	next meeting

MODOT UPDATES

BOARD

Summary Of Discussion	<p>Frank has drafted a letter for the homeowners. A copy of the letter is reviewed and approved by the board. The letter explains assessments as well as MoDot updates.</p> <p>Emil thinks we should draft a letter to Fred Weber Construction similar to the letter we provided MoDot asking them to stay off the property unless they have written consent from the Trustees. As MoDot still does not own the property.</p>
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Conclusions	all are in agreement regarding the letter to Fred Weber. The board approved sending the letter to homeowners explaining the assessments and MoDot updates.	
Action Items	Person Responsible	Deadline
Draft letter to Fred Weber	Frank Agovino	next meeting

LAKE

FRANK AGOVINO

Summary Of Discussion	The Board discusses the original cause of the decreasing water depth in the lake; erosion and the building of Brun Haven subdivision are the main issues. The conservation Dept. has been out in the past to advise the board on lake management/improvement.	
Conclusions		
Action Items	Person Responsible	Deadline
Call Mo. Department of Conservation regarding any help they would be able to offer with the lake financial or otherwise.	Cassie Ward	next meeting

BOARD MEMBER INTEREST

BILL GAMULIKOWSKI (LADUE TRAILS RESIDENT)

Summary Of Discussion	Mr. Gamulikowski would like the board to consider having him serve as a trustee.	
Conclusions	The board will continue to take into consideration any homeowner who	

	wishes to serve. We are seeking to have representation from different subdivisions within the Village.	
Action Items	Person Responsible	Deadline
Discuss filling vacant position	Board	Next meeting

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LANDSCAPE

CARL HERMANN

<b>Summary Of Discussion</b>	An area behind Camberra Court is overgrown with honeysuckle vines. Carl would like to have Bob clean up the area.	
<b>Conclusions</b>	The board approved a clean up of the area on the common ground for \$5000.00 This is the final cleanup project left over from last year.	
Action Items	Person Responsible	Deadline
Notify Bob with BNB Landscape to begin clean up	Carl Hermann	

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<b>Next Meeting</b>	Chesterfield City Hall, Room 101 April 14, 2010 at 7:30 pm
<b>MEETING ADJOURNED</b>	9:30 pm
<b>Notes</b>	meeting minutes submitted by Cassie Ward



# Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm, April 14, 2010
Type Of Meeting	Monthly meeting of the Village Trustees held at Chesterfield City Hall
Name of Meeting Facilitator	Frank Agovino
Meeting Minutes Recorded By	Cassie Ward
List Of Attendees	Trustees: Frank Agovino, Emil DeLuca, Carl Hermann, Cassie Ward, Marlene Carey Consultant: Wayne Gotschall Guests: Harvey Rosenberg, Sharman Scott, Bill Gamulikowski

A motion was made by Emil and seconded by Carl to approve the March minutes with noted changes.

## Topics

LANDSCAPE/BOB NETH, BNB  
LANDSCAPE

BOB NETH WITH BNB  
LAWNCARE

Summary Of Discussion	The project clearing vines from common ground behind Camberra Court is complete.	
	There are no grass cutting bills at this time. Down trees are present at 225 South Greentrails Drive the homeowner would like them removed	
	A swale is present behind Al Canada's home on Greentrails Drive, Bob will provide bid at June meeting.	
Conclusions		
	Bob will provide bid to remove tree at 225 Greentrails Drive and to correct the swale on Greentrails Drive.	
Action Items	Person Responsible	Deadline
Holes in common ground behind Camberra Ct. need to be repaired.	Carl Hermann	Discuss at June meeting
Meet to discuss options to correct swale on Greentrails Drive, obtain alternate bids	Wayne Gotschall and Emil DeLuca	May meeting

## TREASURER REPORT

EMIL DELUCA

Summary Of Discussion	Current Balances: \$41,588.94 Money Market and \$4,570.24 in Regular Checking (see attached budget)
	A bill was paid to Lake Management for \$427.00 for 1 gallon Cutrine, 50 lbs Aluminum, and 2 gallons of dye
	Frank Agovino took depth measurements for the lake, the lowest is 5ft and the deepest is 11 ft near the island. We will continue to monitor the lake levels.

<b>Conclusions</b>	A motion was made to approve the treasurer report by Frank Agovino and seconded by Cassie Ward, all were in favor.	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>

UPDATING INDENTURES

FRANK AGOVINO

<b>Summary Of Discussion</b>	The first eight pages of the Pevely Farms indenture were reviewed. Emil DeLuca feels p. 2 items A-I should be considered and p. 7 defining a quorum as 50% of the people, section 4.4.	
<b>Conclusions</b>	Any revisions will be drafted and approved by an attorney. The board would like to address our right to negotiate on behalf of the homeowners regarding condemnation and provisions relating to the assessments and we want to be able to grant easements.	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>
The board will review p. 9-16 of the Indenture and discuss at the next meeting.	Board	next meeting

MODOT UPDATES

BOARD

<b>Summary Of Discussion</b>	Frank sent a letter to Fred Weber construction asking them to stay off the property unless they have written permission from the trustee's. The same letter was sent to MoDot earlier.	
	A discussion took place regarding the condemnation: The board informed MoDot early in 2009 that we were not able to sign a deed. The next issue is what they are offering to condemn is incomplete.	
<b>Conclusions</b>	all are in agreement regarding the letter to Fred Weber. The board approved sending the letter to homeowners explaining the assessments and MoDot updates.	

Frank will call Phil Morgan to find out the direction of MoDot's plans	Frank Agovino	May meeting

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Summary Of Discussion		
Conclusions		
Action Items	Person Responsible	Deadline

COMMENTARY FROM GUESTS

Summary Of Discussion	Bill feels it's very important to have as many homeowners as possible show up at the hearing.	
	Harvey has announced he will have to withdraw his offer to become a trustee due to other obligations. The board thanked him for his time and is appreciative of his offer.	
Conclusions		
Action Items	Person Responsible	Deadline
Discuss filling vacant position	Board	Next meeting

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Summary Of Discussion		
Conclusions		
Action Items	Person Responsible	Deadline

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Next Meeting	Chesterfield City Hall, Room 101 May 12, 2010 at 7:30 pm
MEETING ADJOURNED	9:30 pm
Notes	meeting minutes submitted by Cassie Ward

## Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm, May 12, 2010
Type Of Meeting	Monthly meeting of the Village Trustees held at Chesterfield City Hall
Name of Meeting Facilitator	Frank Agovino
Meeting Minutes Recorded By	Cassie Ward
List Of Attendees	Trustees: Frank Agovino, Emil DeLuca, Carl Hermann, Cassie Ward, Marlene Carey Consultant: Wayne Gotschall Guests: Harvey Rosenberg, Scott Clayman, Margaret Bour

A motion was made by Emil and seconded by Carl to approve the April minutes with noted changes.

### Topics

LANDSCAPE/BOB NETH, BNB  
LANDSCAPE

BOB NETH WITH BNB  
LAWNCARE

Summary Of Discussion	A tree is down at 225 South Greentrails Drive, it appears to be falling into a ravine. River birch is down in the large field, cut down and disposal is \$200.00	
	Three islands in the large field common ground have honeysuckle. The cost to clean up the area is \$1267.00, \$1350.00, and \$2100.00. Cassie Ward expressed extreme opposition to paying to remove honeysuckle in a common ground area. She feels this is a waste of money and will be a fortune to continue. In addition all common areas should be treated the same not just the large field behind Camberra Court. In addition she expressed that the common area is not readily usable for walkers or accessible. She feels spending money to clean up honeysuckle is a waste as we have huge issues in the common area behind Augusta (Parkway dumping trash) and issues with the lake. Margaret Bour states the area behind 14049 Augusta needs to be addressed, Parkway is dumping trash, the area is overgrown and encroaching on grassy areas.	
	Bob has the description for correction of the swale behind Mr. Canada's home but forgot the price. He will call before the next meeting. He believes the figure to be about \$1500.00 for 15 tons of rock.	
Conclusions	Cassie has provided the board with a bid for walking paths on the common ground	
	Bob will provide a written price for correction of the swale.	
	Bob will evaluate the area on Augusta and make corrections	
Action Items	Person Responsible	Deadline
Holes in common ground behind Camberra Ct. need to be repaired.	Carl Hermann	Discuss at June meeting
Meet to discuss options to correct swale on Gunston Hall, obtain alternate bids	Wayne Gotschall and Emil DeLuca	May meeting

TREASURER REPORT

EMIL DELUCA

Summary Of Discussion	Current Balances: \$41,149.42 Money Market and in Regular Checking (see attached budget)	
Conclusions	A motion was made to approve the treasurer report by Frank Agovino and seconded by Carl Hermann, all were in favor.	
Action Items	Person Responsible	Deadline

UPDATING INDENTURES

FRANK AGOVINO

Summary Of Discussion	The second eight pages of the Pevely Farms indenture were reviewed.	
<p>Areas of interest on the indenture from Pevely Farm: p. 9, section 6-2, section 7-1 and 7-2 on p.10, most all of section 8 fits well with our needs. Emil thinks the way they handle elections is of officers is a good idea as well (2/3 majority). The current indenture states we need 2/3 vote from the homeowners to change the indenture. The question remains is it 2/3 of those who vote or 2/3 of them all. Marlene feels we need a legal opinion. The section regarding eminent domain in section 8-2 is also pertinent. Everything in section 10 pertains to us and the indenture is clear and easy to read. Section 11-1 addresses assessments.</p>		
Conclusions	Any revisions will be drafted and approved by an attorney. Frank will look into what needs to be done to change the indenture	
Action Items	Person Responsible	Deadline
The board will review the remainder of the Indenture and discuss at the next meeting.	Board	next meeting
Frank to find out about the process of changing the indenture and report at the next meeting.	Frank	next meeting

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MODOT UPDATES

BOARD

Summary Of Discussion	none, the hearing remains scheduled	
Conclusions		
Frank will call Phil Morgan to find out the direction of MoDot's plans	Frank Agovino	June meeting

Summary Of Discussion		
Conclusions		
Action Items	Person Responsible	Deadline

COMMENTARY FROM GUESTS

Summary Of Discussion	Scott and Margaret provided the board an update on the Parkway Recycling Center.
Chesterfield has asked Parkway to shut down the MRF (Materials Recycling Facility) by June 1, 2010. The Parkway Administration has brought forward several options they would like to evaluate.	
<ol style="list-style-type: none"> <li>1. Business as usual-nothing changes</li> <li>2. Move the MRF to Town and Country, Town and Country is opposed to the facility in their community.</li> </ol>	

3. Move the MRF to Fern Ridge School at Olive and Creve Coeur Mill Road. The residents from numerous neighborhoods are already opposing the move.
4. Outsource some of the operations of the facility; Chesterfield has encouraged Parkway to work with Allied Waste. The down side to this is that they would move the plastic operation and continue dismantling metal at the current location. Discussion regarding moving the facility to the area behind Deltona Drive near the cell tower has occurred as well. There is also some consideration to moving it to Greentrails Elementary School and to Riverbend School.
5. Parkway thinks changing the name of the MRF and calling it a "learning opportunity" will ease some of the current tension associated with the dangerous chemicals etc. they are currently working with.

The Parkway will decide next week what they are going to do with the MRF, the meeting will be at Parkway Junior High School on May 19, 2010 at 7:30 pm. It is very important that homeowners show up and ask Parkway to CLOSE THE MRF, the facility is not safe near any home or school. This does not belong in any residential area.

Margaret reported two House Bills are out there that Parkway is trying to get past to help them continue their operations with the recycling facility. HB2371 and HB2473 requiring the Department of natural Resources to establish minimum design operation inspection and monitoring financial assurance and closure requirements for material recovery facilities. 2373 Prohibits a city from adopting an ordinance which requires the screening or concealment of or restricts the use of commercial recycling containers or inhibits a current recycling plan.

Margaret Bour provided the board with photo's of trash, drain pipes etc from the MRF on Greentrails Common Ground

<b>Conclusions</b>	Cassie has asked if we can make signs to put at the entrances regarding the meeting. She was told by Marlene we cannot do that. Cassie also stated concerns regarding the electronics and trash Parkway are dumping on the common ground.
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Cassie Ward announced her resignation from the Board; this will be the last meeting she will attend.

Action Items	Person Responsible	Deadline
Emil will post the meeting on the website.	Board	Next meeting

<b>Summary Of Discussion</b>	
<b>Conclusions</b>	



Action Items	Person Responsible	Deadline

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Next Meeting	Chesterfield City Hall, Room 101 June 15, 2010 at 7:30 pm
MEETING ADJOURNED	9:30 pm
Notes	meeting minutes submitted by Cassie Ward



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**TOPIC:** READING OF MINUTES OF MAY 14 MEETING

Summary Of Discussion	Unanimously Approved as amended		
Conclusions	Next Meeting July 21		
Action Items--NONE	Person Responsible	Deadline	

**TOPIC:** Treasurer's report:

Summary Of Discussion	About \$39k from City and Village Expenses by vendor detail will be posted		
	\$24,944.37 in checking \$50,883.89 in MM \$75,829.26 total		
	Asset total including Accts receivable: \$119,418.44 Last Month's total \$124,040.46 Difference is expenditures		

**TOPIC:** INSURANCE

Summary Of Discussion	premium reduced by \$900 by reducing D&O to \$1M. Changes and payment Unanimously approved.
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**TOPIC:** MSD BILL FOR DAM ROAD RUNOFF

Summary Of Discussion	Emil talked to Dr. Treisman after our email exchange pointing out that the Temple would be in breach of the Stipulation if they do not pay the MSD bill. Dr. Treisman agreed. Emil contacted MSD and changed address of bill to Temple.
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**TOPIC:** MODOT

Summary Of Discussion	Easement is a problem. Emil will present \$219,700 offer that was previously negotiated to commissioners.
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TOPIC: AMENDING THE INDENTURES

Summary Of Discussion	We are considering amending the indentures to allow trustees to represent the homeowners in condemnation proceedings.		
Conclusions	Motion: Need a legal opinion confirming that such a provision can be added; Unanimously approved		
Action Items	Person Responsible	Deadline	
Get an opinion from Vince Keady	Frank	Next meeting	

TOPIC: MOTION TO ADD BILL GAWLIKOWSKI TO BOARD TO FILL CASSIE'S POSITION

Summary Of Discussion	Unanimous approval; Welcome Bill!		
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TOPIC: Joann Black Interviewed for vacant trustee spot

Summary Of Discussion	She is available and willing. Vote to be taken at another date.		
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TOPIC: SWALE

Summary Of Discussion	Emil has bid from Shelton Landscaping of \$2185 v. Bob's at \$2875 to dig out swale— Shelton Landscaping unanimously approved.		
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TOPIC: Berm

Summary Of Discussion	Should we request MODOT to create one? ON HOLD		
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TOPIC: PARKWAY RECYCLING CENTER

Summary Of Discussion	If they decide not to outsource it, we will advise that it needs to be moved off the common land. Mary proposed that we insist that Parkway restore the landscaping that was on Parkway's property.		
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## Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm on July 21, 2010
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, Marlene Carey Consultant: Wayne Gotschall Guests: Cathy and Harvey Rosenberg, Mary Monachella, Joann Black

### Topics

Summary Of Discussion	landscape/Bob Neth, BNB	
	June extra work \$770 and monthly work \$4795	
	Approved additional work: Tree removal on Trailtop \$175, fill hole on Trailtop \$185, post emergent \$100, roundup on dam rip rap \$245.	
Conclusions		
	Hold action on honeysuckle along woods line behind Gunston Hall homes	
Action Items	Person Responsible	Deadline
Estimate for repair of storm drain behind 14079 Camberra		

Summary Of Discussion	Reading of minutes from meeting on June 15	
Conclusions	Approved as amended	
Action Items	Person Responsible	Deadline

Summary Of Discussion	Treasurer's Report	
Collected to date this year: \$80,373.68		
Checking:           \$62,238.03 Money Market:   \$44,956.15 Total:               \$107,194.18		
Conclusions		

Summary Of Discussion	Adding Joann Black to board to serve in position vacaed by Irv Zwiebelmen's. Term expires in 2011	
Conclusions	Unanimously approved (during discussions/phone calls after the meeting)	

Summary Of Discussion	MSD refund for taxes on roadway over dam	
Conclusions	Refund will probably be sent to us. Since the Temple paid it, we need to reimburse them when we receive it.	
Action Items	Person Responsible	Deadline

Summary Of Discussion	Vince Keady's opinion	
We cannot amend indentures to allow trustees to represent homeowners in a condemnation, according to MO case law		
Conclusions		
Action Items	Person Responsible	Deadline
No further action		



Summary Of Discussion	MSD	
Tom Montez, Project Engineer and Fred Weber's Superintendent is providing grading plans to Chi		
Conclusions		
Action Items	Person Responsible	Deadline

Summary Of Discussion	next meeting August 11.	
Conclusions		
Action Items	Person Responsible	Deadline

## Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm on August 11, 2010
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, Jo Ann Black, Emil DeLuca, Carl Hermann, Bill Gawlikowski, Marlene Carey Consultant: Wayne Gotschall Guests: Cathy and Harvey Rosenberg, Mike Horton

### Topics

Summary Of Discussion	landscape/Bob Neth, BNB	
July monthly work \$3335		
Conclusions		
Hold action on honeysuckle along woods line behind Gunston Hall homes		
Action Items	Person Responsible	Deadline
Estimate for repair of storm drain behind 14079 Camberra \$1300—HOLD Stump grinding and weed wacking will proceed as previously approved.		

Summary Of Discussion	Reading of minutes from meeting on June 15
Conclusions	Approved as amended

Summary Of Discussion	Treasurer's Report attached
Sheldon paid \$2185	
Conclusions	

Summary Of Discussion	Sign at Ladue and 141
Conclusions	Carl suggested that the wood portion be rescued and possibly reused at west end of Ladue
ACTION	
Approved; Carl will call sign company to have it removed (less than \$500).	

Summary Of Discussion	MSD	
Tom Montez, Project Engineer and Fred Weber's Superintendent Chris Gottman have provided grading plans to Chu. 15k to 35k cubic yards of dirt could be available. It will be used for a landscaping berm on the north side of Ladue at the entrance to the subdivision. Permit fees plus engineering fees will be about \$3k or less (no hydraulic testing).		
Conclusions	Approved	
Action Items	Person Responsible	Deadline
Emil with meet with Kimberly McMahon of City of Chesterfield for grading permit.		

Summary Of Discussion	next meeting September 8.	
Conclusions		
Action Items	Person Responsible	Deadline

# Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm on September 8, 2010
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 Guests: Martin and Suzanne Wohl, Crosstrails

## Topics

Summary Of Discussion	landscape/Bob Neth, BNB	
August monthly work \$3925; stump grinding \$500, crane mats \$185; nothing pending		
Conclusions		
Action Items	Person Responsible	Deadline
Cut limbs at new sign location on Ladue near lake/Olive Rd.		

Summary Of Discussion	minutes from meeting on August 11
Conclusions	Approved as amended

Summary Of Discussion	Treasurer's Report attached
received	

Summary Of Discussion	LAKE MANAGEMENT

Conclusions	

<b>ACTION</b>		
Frank to call and request weed killer applied to riprap on dam.		

Summary Of Discussion	Montessori School, Patrick Brown (Anita, his wife, owns the school)	
	They need to move their parking lot and want to use some common ground and give back an amount of land in exchange	
Conclusions	Trustees cannot grant easements	
Action Items	Person Responsible	Deadline
Patrick will consult with his attorney and make a recommendation		

Summary Of Discussion	Motion to file liens on homes which have not paid assessment	
Conclusions	Approved; Frank will execute liens and have them recorded by City and Village	
Action Items	Person Responsible	Deadline

Summary Of Discussion	Reuse sign at West end of Ladue	
Conclusions	Total cost to relocate is \$2480; approved	
Action Items	Person Responsible	Deadline

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Summary Of Discussion	An arrangement has been proposed to Draginja Lekich to end use of the common ground as a garden	
Conclusions		
Action Items	Person Responsible	Deadline
Carl will deliver.		

Summary Of Discussion	Approved bills for bridge repairs in big field south of Ladue Rd.	
	Hamlett Concrete \$2,900 Bill Simonton Lumber \$300	
Conclusions	Approved	
Action Items	Person Responsible	Deadline

Summary Of Discussion	next meeting October 14.	
Conclusions		
Action Items		





# Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm on Oct. 13, 2010
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, Marlene Carey, Jo Ann Black Guests: Harvey and Cathy Rosenberg, Patrick Brown

## Topics

Summary Of Discussion	landscape/Bob Neth, BNB	
Sep monthly work \$3995; nothing pending		
Hold on cutting honeysuckle near Lake		
Gunstun Hall clean up; pile of sticks at 14369 Ladue. Bob will take to dump.		
Action Items	Person Responsible	Deadline
Walk common ground on Oct 25		

Summary Of Discussion	minutes from meeting on Sep 8
Conclusions	Approved as amended; more or less on budget. 2011 Budget will be discussed next meeting.

Summary Of Discussion	Treasurer's Report attached
	received

Summary Of Discussion	Proposed that fence be placed on golf cart bridge at Saylesville/Boxford under the power lines
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Conclusions	
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ACTION		
JoAnn will get some bids		

Summary Of Discussion	Montessori School, Patrick Brown (Anita, his wife, owns the school)	
They need to move their parking lot and want to use some common ground and give back an amount of land in exchange		
Conclusions	Amendment proposed by Patrick;	
Action Items	Person Responsible	Deadline
Frank will have Vince Keady review the Amendment; if no risk, Frank will sign it		

Summary Of Discussion	Request to use common ground at Laketrails near grave for geocaching site.	
Conclusions	approved	
Action Items	Person Responsible	Deadline

Summary Of Discussion	Need to set up rules for electing trustees	
Conclusions	Discuss next meeting	
Action Items	Person Responsible	Deadline

Summary Of Discussion	An arrangement has been proposed to Draginja Lekich to end use of the common ground as a garden		
Conclusions			
Action Items	Person Responsible	Deadline	
Carl will deliver.			

Summary Of Discussion	next meeting Nov 10.		
Conclusions			
Action Items	Person Responsible	Deadline	

# Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 7:30 pm on Nov 10, 2010
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, Marlene Carey, Jo Ann Black Guests: David Kaplan, Mary and Terry Monachella, Harvey Rosenberg

## Topics

Summary Of Discussion	landscape/Bob Neth, BNB	
	Oct monthly work \$3475; nothing pending	
	Hold on cutting honeysuckle near Lake	
	Tree removal and clearing \$535 (paid; previously approved)	
	Approved adding rip rap to small field \$885, repair crane mat bridge \$350	
Action Items	Person Responsible	Deadline
Received bids on large field clearing and lake area clearing; need to get additional bids		

Summary Of Discussion	minutes from meeting on Oct 15
Conclusions	Approved as amended; more or less on budget. 2011 Budget will be discussed next meeting.

Summary Of Discussion	Treasurer's Report attached
received	

Summary Of Discussion	Proposed that fence be placed on golf cart bridge at Saylesville/Boxford under the power lines
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Conclusions	Approved
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ACTION		
Jo will get some bids		

Summary Of Discussion	Montessori School, Patrick Brown (Anita, his wife, owns the school)	
They need to move their parking lot and want to use some common ground and give back an amount of land in exchange		
Conclusions	Amendment proposed by Patrick;	
Action Items	Person Responsible	Deadline
Vince Keady is finalizing Memorandum of Understanding and working with Montessori attorney		

	Motion was seconded and approved that our policy will generally be that work over \$1000 should have at least two bids, if available, before being awarded.	

Summary Of Discussion	Need to set up rules for electing trustees	
Conclusions	Discuss next meeting	
Action Items	Person Responsible	Deadline



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Summary Of Discussion	An arrangement has been proposed to Draginja Lekich to end use of the common ground as a garden	
Conclusions		
Action Items	Person Responsible	Deadline
Carl delivered. No response.		

Summary Of Discussion	next meeting Dec 15—closed to the public.	
Conclusions		
Action Items	Person Responsible	Deadline

## Village of Green Trails Trustee Meeting Minutes

Meeting Called To Order By	Frank Agovino, Chairman at 6:30 pm on Dec. 15, 2010
Type Of Meeting	Monthly meeting of the Village Trustees held at Trattoria Branica
Name of Meeting Facilitator	Frank Agovino
Meeting Minutes Recorded By	Frank Agovino
List Of Attendees	Trustees: Frank Agovino, Emil DeLuca, Carl Hermann, Bill Gawlikowski, Marlene Carey, Jo Ann Black Consultant: Wayne Gotschall

### Topics

Summary Of Discussion	landscape/Bob Neth, BNB Nov. monthly work \$1575 approved and paid; clearing of four overgrown areas in the large field \$3630 approved.
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Summary Of Discussion	minutes from meeting on Nov meeting
Conclusions	Approved

Summary Of Discussion	Treasurer's Report attached and approved received
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Summary Of Discussion	Montessori School Memorandum of Understanding as recommended by Vince Keady approved. To be notarized and provied to Montessori. Bills from Vince approved and paid. Bills will be submitted to Montesorri/MODOT for payment.
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Summary Of Discussion	The arrangement proposed to Draginja Lekich to end use of the common ground as a garden was rejected. Our proposal expires Dec. 31, 2010. Her attorney was invited to the next meeting.
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Summary Of Discussion	Lake area clean-up
Conclusions	\$6500 bid by Gamma approved.

Summary Of Discussion	Fence on golf cart approved and to be paid in advance
Conclusions	

Summary Of Discussion	Dinner with guests following meeting. Since the total cost of the dinner was less than total compensation due the Board for 2010, the Board agreed to apply compensation to cover the cost of the dinner with remaining amount to be waived and kept as an donation to the Village.
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Summary Of Discussion	Budget for 2011 was approved.
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Summary Of Discussion	next meeting Jan. 12
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