

Village of Green Trails Board of Park Trustees

April 8, 2019

www.villageofgreentrails.org

Dear Owner:

The Park Trustees of the Village of Green Trails invite you to our upcoming annual meeting to provide you with information regarding our financial situation and the care of our grounds and to hear your ideas. As you all know the Restated Indenture passed with the necessary 2/3 vote from the owners. Our ability to pass the new indentures was critical to modernizing voting and meeting procedures and ensuring continued maintenance of our beautiful common grounds. We hope you will attend. The election for 3 trustees will be concluded at the end of our meeting.

ANNUAL MEETING

The annual meeting will be held **WEDNESDAY, MAY 8, from 7pm to 9pm at CHESTERFIELD CITY HALL Council Chambers**. The agenda follows

- **Accomplishments since our last annual meeting**
- **2018 Financial Summary, Assessment Plan, 2019 Annual Budget**
- **Conditions/Opportunities on our Grounds**
- **Topics from Restated Indenture—Election Process**
- **Incorporation status**

Questions and comments from owners are welcome after each segment.

ELECTION CONCLUSION

Ballots are included in this mailing to be returned no later than May 7, 2019. At the end of our annual meeting owners present may also cast a ballot if they have not already mailed one. Additional candidates may be nominated and seconded from the floor as write in candidates. Obviously, these nominees will not get any of the mail in votes which is why the board requested candidates to declare by April 7.

Open trustee meetings are usually held on the second Wednesday of each month at Chesterfield City Hall. Check the Village website or Chesterfield's calendar (chesterfield.mo.us) for the exact date. Holidays and happenings at City Hall may affect room availability and the date.

We thank you for your support.

Village of Green Trails Board of Park Trustees

Mary Monachella, President
314-878-4119

Tom Hornung, Treasurer
314-275-7728

Bob Williams, Secretary
314-434-8946

Scott Masterson
314-229-6060

David Kaplan

April 8, 2019

Residents of The Village of Green Trails,

The Park Trustees care for the park common ground within the Village of Green Trails. There are 190+ acres of forested and open land in which we equally share ownership as tenants in common. This common ground is a precious resource for us and contributes to all of our property values. All owners have access to all areas of common ground within our 6 subdivisions of Ladue Trails, Trails West, Ladue Woods(South Trails), Greentrails Country Club Grounds, Ladue Glen and Ladue Royale. So please remember:

NO DUMPING - Disposing yard waste or other waste on common ground (including woods, ravines, or other hidden grounds) is not allowed. Dumping can lead to erosion and results in unnecessary costs. Owners caught dumping will incur the costs of cleanup.

NO VEHICLES - Other than service and utility vehicles authorized by the board, all vehicles are prohibited on common ground. Off-roaders have caused damage in the past. If you see a non-authorized vehicle on common ground please report it to the Chesterfield police. Please notify a trustee via e-mail if you require a service vehicle to access common ground for any reason and await approval. You will be held responsible for any subsequent damage to the grounds.

NO PLANTING OR BUILDING - Restrictions prohibit planting or building on common ground. Gardens are not permitted. If you are installing a fence or other structure, a site survey is needed to confirm that the fence is located entirely on your private property. After the survey is completed please contact your subdivision trustees and the City of Chesterfield (as necessary).

NO HUNTING / SHOOTING - No hunting or shooting of any kind is allowed on the common grounds.

PETS - Please keep pets leashed on common grounds and clean up after them.

DEAD TREES - Please contact the Park trustees if you see any dead trees on common ground which pose a risk to any homeowner property or structures. A failure to notify park trustees may lead to the transfer of liability to the homeowner for any damage sustained should a tree fall on the homeowner's property. Play it safe and let us know of any dead trees *before* an accident.

It is each owner's responsibility to convey these regulations to his/her invited guests.

Please visit the website at <http://www.villageofgreentrails.org/> for a map of the common ground, for additional information or to contact the Park Trustees.

The Park Trustees are honored to serve you in the preservation of our beautiful grounds. Thank you for your cooperation.

The Village of Green Trails Board of Park Trustees
Schedule of Cash Activity
Year Ended December 31, 2018

Total Cash, December 31, 2017	<u>\$ 112,877.04</u>
Revenues	
Assessment Income for 2017 and prior	11,280.64
Assessment Income for 2018	22,697.13
Other Income	-
Interest Income Alliance Bank	4.64
Montgomery Bank	27.69
Total Revenues	<u>34,010.10</u>
Less Expenses	
Common Ground Expense	
Special Erosion Project/Permits	31,226.83
Common Ground Maintenance	18,448.00
Lake Maintenance	3,450.00
Lawn Mowing & Landscaping	40,611.00
Total Common Ground Expense	<u>93,735.83</u>
Utility Vehicle Expense	
Utility Vehicle	15.00
Total Utility Vehicle Expense	<u>15.00</u>
Insurance	
Liability, Crime and Management Liability	12,595.00
Total Insurance	<u>12,595.00</u>
Legal & Professional Fees	
Accounting Fees	235.00
Legal/Attorney Fees	13,473.00
Survey Fees	-
Total Legal & Professional Fees	<u>13,708.00</u>
Other Expenditures	
Miscellaneous	21.47
Trustee Compensation	180.00
Total Other Expenditures	<u>201.47</u>
Operations	
Newsletter/Assessment Vote	5,371.30
Other Letters to Owners	-
Printing and Copying	-
Supplies and Postage	-
New Indenture Copies to Owners	1,646.56
PO Box	236.00
Website Expense	40.34
Total Operations	<u>7,294.20</u>
Total Expenses	<u>127,549.50</u>
Total Cash, December 31, 2018	<u>\$ 19,337.64</u>
Cash Balances	
Montgomery Bank Operating Account	\$ 19,232.43
Montgomery Bank Reserve Account	105.21
	<u>19,337.64</u>
Less Unpaid Invoices:	
Terrill	564.00
Kwik Kopy	29.72
Less Contractual Commitments:	
DJM	1,000.00
Mengwasser accounting firm	1,000.00
	<u>2,593.72</u>
Cash Balances less Unpaid Invoices and Contractual Commitments, December 31, 2018	<u>\$ 16,743.92</u>