

VILLAGE OF GREEN TRAILS BOARD MEETING MINUTES January 16, 2018

Chaired By: Mary Monachella

Attendees: Tom Hornung, Scott Masterson, Bob Williams

Absent: David Kaplan

Meeting began 7:00 pm

1. Approve minutes of Annual Meeting held on November 14, 2018.
 - a. Approval 4-0.
2. Financials
 - a. November financials were approved via email in December.
 - b. Tom presented the December financial report. The Financial report was approved 4-0.
3. Invoices
 - a. Dana McKitrick - \$1333.00 for legal advice and conclude indenture voting. Approved 4-0.
 - b. Post Office Box renewal – Invoice for \$250. Approved via email.
 - c. Kwik Kopy ballots \$13.83 10/26/18 & \$13.34 on 11/20/18. Approved 4-0.
 - d. Postage for \$2.55 and 3 Restated Indenture packets @ \$1.63 per mailing. Total= \$4.89. Approved 4-0.
 - e. Terrill - \$197. Interest for payment made after 30 days. Approved 4-0.
4. Restated Indenture Final Report.
 - a. There will be a mailing Jan. 18 to announce the passage of the restated indenture. Included in the package will be a letter from the accounting firm certifying the results.
 - b. Discussion on votes/assessment for Chesterfield Montessori School. The school actually encompasses 3 adjoining parcels. Two of the parcels are very small and cannot be developed. Currently the school pays 3 non-residential assessments with 6 votes. Boards agreed that with the restated indenture, the school could possibly be charged 1 non-residential assessment and have 2 votes in any election/issue. The board will send information to Dana McKitrick about the parcels for an opinion to clarify the issue. When an opinion is received, the board will continue the discussion. Until then, the assessment will remain as is, 3 non-residential.

5. Billing for balance of 2018 assessment.
 - a. Billing for the balance of the 2018 assessment and any past due amounts for 2015-2017 per restated indenture provision will be mailed around February 1. Tom to create a sample bill and Bob will draft cover letter.
6. Discuss budget for 2019
 - a. Began budget review for 2019. Tom will create budget document for February meeting.
7. Vote to Incorporate.
 - a. With the passage of the restated indenture, the next step is incorporation as a non-profit organization. Passed. Vote 4-0.
8. Grounds Issues
 - a. MSD project at 384 Chateaugay and Diplomat. MSD has started an erosion control project at this site. MSD told lot owners that in 2018 the trustees were given notice of the work to be done and had approved the plan. No such communications were ever received. Work being done is radically different from plans originally shared with lot owners. The board is trying to gather information.
 - b. Tom to request insurance information from all vendors we do business with. This was suggested as an annual process. The suggestion was made by our insurance agent.
9. Spring trustee election
 - a. There will be elections for 3 trustees this year. Bob to put information concerning the election on the website. Additional mailing requesting interested individuals to be done. Mail in ballots will be accepted this year per provisions of restated indenture.
10. New/other business
 - a. MODOT Manager of Right of Way, Jonathan Barnes, will try to help owner on Portico with lien left from MODOT purchase of Village common ground for 141/Ladue interchange.
 - b. Accounting firm to begin Taxes. Tom asked for authorization to begin work with the accounting firm that prepares tax forms for the village. Passed 4-0
11. Meeting adjourned at 8:20 pm. By vote of 4-0.
12. Next Meeting – February 13, 2019 at City Hall depending on availability. Check Greentails website or City of Chesterfield calendar for actual date and time.

VILLAGE OF GREEN TRAILS BOARD MEETING MINUTES February 13, 2019

Chaired By: Mary Monachella

Attendees: Tom Hornung, Scott Masterson, Bob Williams

Absent: David Kaplan

Meeting began 7:00 pm

1. Approve minutes of Annual Meeting held on January 16, 2019.
 - a. Approval 4-0 via email and posted on web.
2. Financials
 - a. January financials were approved 4-0.
 - b. 2018 final assessment bills sent in the first part of Feb.
 - c. 2018 taxes. Board voted to have Della O'Jay to prepare 2018 tax documents. Vote was 4-0.
3. Other financial topics.
 - a. Bank accounts- Discussion on the number of bank accounts the board should have. In the past, there were 3 accounts. The board decided that only 2 were necessary. One will be the checking account where invoices will be paid from. The other is the money market account. Both accounts are with Montgomery Bank. The balance of the checking account will be enough to cover expenses for a given time period (eg. 6 months). Any assessment monies received after that will be deposited into the money market account. Any movement from the money market account to the checking will be approved by the board.
 - b. Liens and interest – board discussed when to file liens and charge interest on past due amounts. Board will not take any action in 2019 on any property with past due amounts. To be readdressed in 2020.
 - c. Budget- reviewed proposed budget prepared by Tom and Mary. Approved 4-0. The budget document is one of the documents in the financial statements.
4. Outstanding invoices.
 - a. KWIK COPY \$736.59- January mailing announcing restated indenture results. Approved 4-0.
 - b. KWIK COPY \$360.71- Final assessment billing. Approved 4-0.

- c. Della O'Jay \$245. Tax preparation. Approved 4-0.
 - d. Postmaster \$161.79. Postage for final assessment billing.
- 5. Grounds Issues
 - a. MSD project at 384 Chateaugay and Diplomat. MSD has started an erosion control project at this site. MSD told lot owners that in 2018 the trustees were given notice of the work to be done and had approved the plan. No such communications were ever received. Work being done is radically different from plans originally shared with lot owners. There was a meeting in early Feb to discuss a proposed plan for landscaping. Mary to get additional information on maintenance responsibilities for the first year in case plantings do not survive.
 - b. MSD project between 384 Chataeugay and Westbury Manor. MSD is planning an erosion control project on this section of the creek. Work is in the planning stage. MSD has promised to keep us informed and provide the board with plans.
 - c. Boxford Ct. and DJM plantings. DJM will be planting the shrubs and trees per the contract. This will be in the first part of March.
- 6. Spring trustee election
 - a. There will be elections for 3 trustees this year. Bob to put information concerning the election on the website. Additional mailing requesting interested individuals to be done. Mail in ballots will be accepted this year per provisions of restated indenture. Tentative date of the annual meeting May 8 or 9.
- 7. New/other business
 - a. Lake management contract for 2019. Approved 4-0.
 - b. A resident, Mark Rodgers, contacted the board about stocking the lake with bass. The bass will come from pond located on property he owns. The board doesn't see an issue with this.
 - c. A resident, David Brillhart contacted the board. He would like to give a deer control population presentation at the annual meeting.
- 8. Meeting adjourned at 8:20 pm. By vote of 4-0.
- 9. Next Meeting – March 14, 2019 at City Hall depending on availability. Check Greentails website or City of Chesterfield calendar for actual date and time.

VILLAGE OF GREEN TRAILS BOARD MEETING MINUTES March 14, 2019

Chaired By: Mary Monachella

Attendees: Tom Hornung, David Kaplan , Scott Masterson, Bob Williams

Absent: None

Meeting began 7:00 pm

1. Approve minutes of Annual Meeting held on February 13, 2019.
 - a. Approved 4-0. David abstained.
2. Financials
 - a. February financials were approved 5-0.
 - b. 2018 final assessment bills for those residents who haven't paid will be sent out the last week of March.
3. Outstanding invoices.
 - a. Mary Monachella -\$18 for PO Box rental. Approved 5-0.
 - b. Danna McKitrick - \$1,333 for final restated indenture work. Approved via email.
4. Grounds Issues
 - a. Zach Terrill attended the meeting to provide guidance for the 2019 season and answer any questions. Mowing will not begin until the first or second week of April due to cold weather. As is normal a spring "clean-up" needs to be performed. This entails downed limbs removal from the winter. The board has been notified of several areas where dead trees pose a hazard. Zach will look at these areas and provide an estimate for each site. These areas are:
 - i. Dead Pine in the common ground on Calcutta.
 - ii. Dead pines in the common ground at the end of Gunston Hall.
 - iii. 14002 Boxford Ct. – 2 dead trees near back fence need removal.
 - iv. DJM planting on Boxford CT- tree trunk fell and is in the new plantings. No plantings have been harmed but tree should be removed.
 - v. Two large dead trees in large field behind Augusta.
 - vi. The nature path in common ground at Greentrails Elementary School. Several large trees have fallen on the path and need to be cut up and removed off of the path.

- vii. Spot weed killer spraying in the prairie. Spot seeding to be done this winter.
 - viii. Vine removal. Zach provided an estimate of \$900-\$1000 for vine removal. This is for 2 people and 1 day's work. This was an annual event prior to 2015. The board approved this task 5-0. With the passage of the restated indenture and the certainty of the assessment amount, annual maintenance will be restarted.
 - b. MSD project between 384 Chataeugay and Westbury Manor. MSD is planning an erosion control project on this section of the creek. Work is in the planning stage. MSD has promised to keep us informed and provide the board with plans.
 - c. Boxford Ct. and DJM plantings. DJM planted the shrubs and trees per the contract. This was completed the first week of March. They will monitor the plantings for 1 year and replace any trees or shrubs that die per contract.
 - d. MSD project at 384 Chateaugay and Diplomat. Work continues on this erosion control project. MSD has provided the board and homeowners plans to landscape the affected areas. This plan was developed after several meetings between all parties involved.
- 5. Spring trustee election
 - a. There will be elections for 3 trustees this year. Bob to put information concerning the election on the website. Additional mailing requesting interested individuals to be done. Residents wishing to run should contact board by April 8. Mail in ballots will be accepted this year per provisions of restated indenture. The date of the annual meeting is May 8.
- 6. New/other business
 - a. A resident, Mark Rodgers, contacted the board about stocking the lake with bass. The bass will come from pond located on property he owns. The board doesn't see an issue with this.
 - b. A resident, David Brillhart contacted the board. He would like to give a deer control population presentation at the annual meeting.
 - c. Incorporation process is still on-going.
- 7. Meeting adjourned at 8:20 pm. By vote of 5-0.
- 8. Next Meeting – April 10, 2019 at City Hall depending on availability. Check Greentails website or City of Chesterfield calendar for actual date and time.

VILLAGE OF GREEN TRAILS BOARD MEETING MINUTES April 10, 2019

Chaired By: Mary Monachella

Attendees: Tom Hornung, Scott Masterson, Bob Williams

Absent: David Kaplan

Meeting began 7:00 pm

1. Approve minutes of Annual Meeting held on March 14, 2019.
 - a. Approved 4-0 via email.
2. Financials
 - a. March financials were approved 4-0.
3. Outstanding invoices.
 - a. Mary Monachella -\$975.68 for mailing of annual meeting announcement. Approved 4-0.
 - b. Danna McKitrick - \$500 for work on incorporation. Approved 4-0.
 - c. Kwik copy - \$397.50 for 2nd billing mailing. Approved 4-0.
 - d. Terrill – Annual cleanup on grounds - \$1,220. This task was approved in March Meeting. Vine removal \$827. Approved 4-0.
4. Grounds Issues
 - a. The nature path in common ground at Greentrails Elementary School. Several large trees have fallen on the path and need to be cut up and removed off of the path.
 - b. 14002 Boxford Ct. - 2 dead trees near back fence need removal. Contacted the owners to remove items near the fence as the fence needs to be removed before tree cutting to prevent damage. After task is complete, the fence will be reinstalled.
 - c. MSD project between 384 Chataeugay and Westbury Manor. MSD is planning an erosion control project on this section of the creek. Work is in the planning stage. MSD has promised to keep us informed and provide the board with plans.
 - d. MSD project at 384 Chateaugay and Diplomat. Work continues on this erosion control project. MSD has provided the board and homeowners plans to landscape the affected areas. This plan was developed after several meetings between all parties involved.
5. Spring trustee election

- a. Bob to put information concerning the election and candidate biographies on the website. The date of the annual meeting is May 8.
 - b. Discussed presenters and handouts.
6. New/other business
 - a. A resident, David Brillhart contacted the board. He would like to give a deer control population presentation at the annual meeting.
 - b. Incorporation process is still on-going.
7. Meeting adjourned at 8:20 pm. By vote of 4-0.
8. Next Meeting – May 8, 2019 at City Hall. Meeting time is 7 PM. This is annual meeting.

VILLAGE OF GREEN TRAILS BOARD ANNUAL MEETING MINUTES May 8, 2019

Chaired By: Mary Monachella

Attendees: Tom Hornung, David Kaplan, Scott Masterson, Bob Williams

Absent: None

Meeting began 7:00 pm

1. Welcome and Past years highlights presented by Mary Monachella
 - a. Indenture Approval.
 - b. Incorporation progress. Complete within a few days of the meeting.
 - i. Implements by-laws. Calls for officers to be President, Vice President, Secretary and treasurer.
 - c. Voting procedures. Many residents voted via mail. Trails West Trustees, John Birtwistle and Jim Lindsley, and Ladue Woods trustee, Sandy Moody, agreed to be official vote tabulators.
 - d. Mary asked for trustee nominations from the floor. There were none.
2. Financials presented by Tom Hornung.
 - a. Tom reviewed year end 2018 financial statements.
 - b. Tom also reviewed April 30, 2019 financial statements and commented that the financial outlook is much improved with the passage of the indenture.
 - c. Tom noted that the February assessment billing was for 2018 and the assessment billing for 2019 will occur in the August timeframe.
 - d. Starting in 2020, the assessment billing will begin on the normal cycle(early part of the year).
3. Grounds issues presented by David Kaplan and Scott Masterson.
 - a. Scott discussed tree removal. Effort was hampered due to lack of funds. Reminded those in attendance that if dead trees are an issue, to contact the board. There was discussion about downed trees in the creek and who is responsible for removal, the parks or MSD. Mark Aylward said that he was going to attend a MSD meeting and bring the topic up to see if he could get some resolution/action.
 - b. David Kaplan discussed grounds maintenance and erosion issues. Questions were raised about the erosion project on Boxford Ct. David described the situation in great detail

and provided some pictures. This explanation satisfied the individuals questioning the expense. David also said that there are some other areas that require monitoring.

4. MSD project status provided by Mary Monachella.
 - a. MSD project at 384 Chateaugay and Diplomat.
 - b. Proposed MSD project between 384 Chataeugay and Westbury Manor.
 - c. Two additional projects are in very preliminary stages. The information on these projects will be posted on the website.
5. Web site.
 - a. Bob Williams described the new web side and the design objectives. He requested that anyone with suggestions/comments should email him at rusty342@aol.com.
6. Trustee election.
 - a. Three individuals had submitted their names for the trustee election. They were Patrick Brown, Mark Cillo and Robert Williams.
 - b. After the those in attendance voted, the votes were tabulated. The results were :
Robert Williams 110 votes, Patrick Brown 105 votes and Mark Cillo 100 votes.
 - c. As this is a transition period for trustee going from 4 year terms to 3 year terms, Robert Williams and Patrick Brown will serve 3 year terms. Mark Cillo will serve a 1 year term.
7. Meeting adjourned at 9:00 pm.
8. Next Meeting – June 5, 2019 at City Hall. Meeting time is 7 PM.

VILLAGE OF GREEN TRAILS BOARD MEETING MINUTES June 5, 2019

Chaired By: Mary Monachella

Attendees: Patrick Brown, Mark Cillo, Tom Hornung, Scott Masterson, Bob Williams

Absent: None

Meeting began 7:00 pm

1. Approve April and May minutes (April approved via email).
 - a. May minutes approved 6-0.
2. Finalized incorporation.
 - a. Named changed to Village of Green Trails Association, Inc.
 - b. Title change from Chair to President.
 - c. Election of Vice President. Mark Cillo elected by vote of 5-0.
3. Financials presented by Tom Hornung.
 - a. Tom reviewed May financial statements.
 - b. Tom raised the possibility of application of the credits for 2022 to the assessment for 2019 in addition to the credits for 2019, which would be allowable under the Restated Indenture in 2019 only, in order to shorten the period until the billing and bookkeeping can be turned over to a management company. The board will discuss this further.
4. Outstanding Invoices.
 - a. Danna McKitrick invoices for incorporation. Total of \$461.50. Approved 6-0.
 - b. Tom Hornung - \$15.37 for KWIK KOPY invoice for third 2018 assessment billing. Approved 6-0.
 - c. Accounting firm - \$1000 for indenture vote tabulation. Approved previously.
 - d. Mary Monachella for KWIK KOPY expense for extra ballots for trustee election. \$10.22 approved 6-0.
 - e. DeWitt Ins for annual insurance billing. \$12,942.50. Approved 6-0.
 - f. Terrill Landscaping – 2 invoices \$461 and \$5590. Contract expenses.
5. Grounds Issues.
 - a. Bramblewood/Ameren issue. Discussed lack of tree trimming along power lines. The board feels that homeowner complaints may be most effective.
 - b. Proposed MSD project between Chataeugay and Diplomat. Delayed due to rain.

- i. Two additional projects are in very preliminary stages. The information on these projects will be posted on the website.
 - c. Terrill to trim overhanging limbs/bushes extending over sidewalk. Mary to contact Zach.
 - d. Follow on downed trees in creek next to Alyward house on Boxford Ct. Scott to contact. Scott also will discuss cost sharing on trimming large Sycamore behind property.
 - e. MSD/grounds issues submitted by Ladue Woods trustees. MSD was contacted about one issue. MSD committed to fix it asap. Bob Williams to contact city engineer on sewer/sidewalk issue on Trailtop Ct. and sidewalk/water issue on Ladue Rd.
 - f. Notified by Mrs. Cunningham who resides on Ladue Rd about dead tree issue.
6. UTV. Scott to contact David on getting keys and removing UTV from David's property.
7. Discuss emails from Mr. Mankowitz at the Synagogue.
 - a. Gate request. Trustees did not feel a gate at Ladue Rd. was warranted at this time. If a gate is needed, the gate should be at the end of the driveway near the beginning of the parking lot.
 - b. No Parking signs. Board will investigate placing a sign at the entrance saying that no parking is allowed on the dam. The parking prohibition will be mentioned in the August 2019 billing statements.
 - c. Snow plowing. This is a private road and the city will not plow. The board has no contract for snow removal.
8. Ameren Easement request.
 - a. AMEREN has requested an easement for equipment to help prevent outages. More information is required. The board is against placing any additional overhead lines on common ground. Plans are in the early stages.
9. New/Other business
 - a. WOW program information. Board is investigating if this program is still available. This will be accessed if expanding the prairie is going to occur.
10. Meeting adjourned at 9:00 pm.
11. Next Meeting – July 17, 2019 at City Hall. Meeting time is 7 PM.

VILLAGE OF GREEN TRAILS BOARD MEETING MINUTES
July 17, 2019

Chaired By: Mary Monachella

Attendees: Patrick Brown, Mark Cillo, Tom Hornung, Scott Masterson

Absent: Bob Williams

Meeting began 7:00 pm

Agenda was reordered to confer with Zach Terrill on maintenance work and bids for grounds issues. So item #4 was first.

1. June meeting minutes approved 5-0.
2. Financial Report
 - a. Tom reviewed the financial statements for the 6 month period ending June 30, 2019.
 - b. Subject to review by legal counsel and the sufficiency of funds, a motion was made, seconded and approved 5-0 to accelerate the assessment credits for 2022 into the billing for 2019 along with the credits for 2019, as permitted by the Restated Indenture for 2019 only, in order to shorten the time until a management company can be engaged to handle the billings, bookkeeping and related tasks as had been done in the past.
3. Invoices
 - a. Terrill invoice for previously approved work as well as the cutting up and removal to the woods of the split portion of a tree behind Camberra Court was paid. Terrill could not haul tree pieces out since the field is too wet to use a bobcat.
 - b. Scott's cost of \$10.87 for paint to mark additional downed trees was approved. 5-0
4. Grounds Issues/Bids
 - a. Bob was unavailable to report on the status of downed trees in creek next to Alyward house on Boxford Ct.
 - b. Cost sharing again discussed for topping the large sycamore tree behind the Aylward pool.

- c. The board to get bids to remove the second downed tree behind Camberra Ct (14047).
- d. Terrill will check to see if it is dry enough to begin clearing the weeds under both sections of trees on Ladue (at 14324 and 14521). Regular maintenance includes spray which has been ineffective with the rain. The common ground between 14269 and 14241 Trailtop Dr has a clump of 3-4 ft high weeds in front of the tree line. Zach will get mowers to remove. Also Zach will check the height of the stump left from the tree in the field behind Calcutta to see if it needs further work.
- e. Along the creek on South Greentrails and behind the home at 14300 Ladue, there are 5 downed or dead trees. Scott marked all 5. The home owner will take care of tree #2. The board to get bids for cutting and some removal of trees 1,3,4,5.
- f. Bids needed for 4 dead trees in a group at 14375 Ladue that need to be cut down and hauled away.
- g. Bids needed for dead tree behind the Ellis house at 14161 Trailtop Dr.
- h. Bids needed for live tree branch 14324 Bramblewood Ct (hanging into pine at right rear on 14330 side) to be cut off and placed in woods down the hill.
- i. Bids needed for dead tree at 14426 Ladue (Mrs Cunningham).
- j. Bids needed to remove dead trees that could fall onto the sidewalk at 14625 Ladue (close to San Angelo and Palladian Ct).

(Terrill and others will submit bids for these jobs.)

- 5. Signs by the lake---Fishing rules do not appear to be an issue. Nonresidents using the lake and people parking on the drive to the synagogue as well as on the dam are problems. Discussed keeping one "NO VEHICLES ALLOWED" sign and adding "NO PARKING" signs as well as "PRIVATE PROPERTY—Green Trails residents only—Trespassers will be prosecuted" signs. The board will continue to discuss final version for signs.
- 6. UTV—Board voted 5-0 to research the fair market value and try to sell.

7. MSD Update—Project at Diplomat and Chateaugay is just restarting after all the rain. MSD is behind. There is currently no action on the other sites.
8. Ameren Easement Request—Equipment is too large (8'x8'x4') to be put in the open area at 14317 Ladue only 8 feet from the sidewalk. So we will reach out to Ameren one more time for any benefit this gear box has for our owners before we reject their easement proposal.
9. WOW Program Information—Mary spoke with Alex Ruff at the Missouri Department of Conservation who says funding is available. He would like to talk with us in August or September about the prairie for next year.
10. Other/New Business
 - a. Dead deer on our common ground are our problem. If one appears to have been removed it is because coyotes probably took it. There is a pack of coyotes running in the neighborhood and owners should be aware of the danger to humans and animals.
 - b. Trustees need vests or hats or something to identify us when we need to go through private property to get to our common ground to investigate reports from owners.
11. Meeting adjourned at 9:15 pm—next meeting is August 14 at 7 pm.

VILLAGE OF GREEN TRAILS BOARD MEETING MINUTES
August 14, 2019

Chaired By: Mary Monachella

Attendees: Patrick Brown, Mark Cillo, Tom Hornung, Scott Masterson

Absent: Bob Williams

Meeting began 7:00 pm

1. July meeting minutes approved 5-0.

2. Financial Report
 - a. Tom reviewed the financial statements for the 7 month period ending July 31, 2019.

 - b. Tom highlighted that fact the UTV was sold for \$7800 and included in revenue.
The board wishes to note that research was done to determine the value and the UTV got a thorough power washing. Photographer Mark Cillo took some pics, and handled the advertising and sale.

 - c. Legal counsel advised that, if the budget permits, the Indenture allows the assessment credits to be paid early in order to shorten the time until a management company can be engaged to handle the billings, bookkeeping and related tasks as had been done in the past.

3. Invoices
 - a. Terrill invoice for removing lake debris from the lake and hauling it away of \$404 was approved. 5-0

 - b. Terrill contract amount for mowing of \$7115 and Lake Management contract amount of \$474 were reported.

 - c. Scott's cost of \$249.95 to Wildlife Pest Control for removal of dead deer was approved for reimbursement. 5-0

4. Grounds Issues/Bids

The first round of bids on grounds issues was discussed. Insurance of venders needs to be verified before jobs can be awarded. Tom and Scott have some questions to pose to our insurance broker. More bids are necessary. Properties discussed are:

 - a. Partial topping of large sycamore tree behind the Aylward pool.

- b. Second downed tree behind 14047 Camberra Ct.
- c. Along the creek on South Greentrails and behind the home at 14300 Ladue.
- d. Five dead trees in a group at 14375 Ladue.
- e. More trees farther down Ladue but 200 ft back
- f. Dead tree at rear of 14161 Trailtop Dr.
- g. Live branch 14324 Bramblewood Ct.
- h. Dead tree at 14426 Ladue (Mrs Cunningham).
- i. Dead tree that could fall onto the sidewalk at 14625 Ladue (close to San Angelo and Palladian Ct).
- j. Five dead trees within 10-15 ft of sidewalk at 14578 Ladue (across street from 14625).
- k. Terrill has not yet cleared the weeds under both sections of trees on Ladue (at 14324 and 14521). Regular maintenance includes spray which has been ineffective with the rain. Also the common ground between 14269 and 14241 Trailtop Dr still has a clump of 3-4 ft high weeds in front of the tree line. Need mowers to remove.
- l. Bids are needed for erosion due to flooding at the lake spillway.
- m. There is erosion at 14375 Ladue, 400 ft or so into the common ground (west of Gunston Hall and Light Horse). The board agreed to watch the area.

5. MSD Update

- a. Project at Diplomat and Chateaugay is partially completed. The bushes and trees along the tops of the hills have not yet been planted due to the hot weather.
- b. The broken pipe in the woods above 14062 Boxford Ct and the midway down the hill behind 200 Trailtop Ct and 216 Trailtop Ct has been repaired by MSD. The 13 foot crevice has been filled with rock leaving an angular incline as opposed to a cliff. Hopefully fixing the pipe will help direct the water down the path that it had previously cut into the hillside on its way to a drain pipe between the Towerman house and his new neighbor.
- c. No other MSD projects in the Village are currently underway.

6. Other/New Business

Montessori wishes unite their properties and to update their easement. In the process they will grant the Village an easement to our common ground through their property for maintenance purposes (at no charge to us). The Village attorney will advise the board on this agreement before finalization.

7. Meeting adjourned at 9:20 pm—next meeting is September 11 at 7 pm.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES, September 11, 2019

Chaired By: Mary Monachella

Attendees: Patrick Brown, Tom Hornung, Scott Masterson , Bob Williams

Absent: Mark Cillo

Meeting began 7:00 pm

1. Approve August minutes
Approved via email and posted.
2. Report on Financials
 - 2019 Billing. Billing to go out on September 13, 2019.
3. Approve any outstanding invoices and list invoices approved via email
 - 3 invoices totaling \$6,535 paid to Terrill. These invoices were covered by the mowing contract and did not require a vote.
4. Grounds Issues/Bids
Terrill awarded bids totaling \$6,115 for the following:
 - Remove downed tree behind 14047 Camberra Ct.
 - Remove 4 dead or downed trees the creek on South Greentrails and behind the home at 14300 Ladue.
 - Remove four dead trees in a group at 14375 Ladue.
 - Take down tree at rear of 14161 Trailtop Dr and leave in woods.
 - Remove tree branch hanging into pines and toss into woods at 14324 Bramblewood Ct.
 - Remove 2 dead trees at 14426 Ladue (Mrs Cunningham).
 - Remove second group of 5 trees and brush along creek further into grounds as 14375 Ladue up towards the erosion.
 - Take down trees (5) within 10-15 ft of sidewalk at 14578 Ladue (across street from 14625) and leave debris in woods.

(All areas in the above list were bid by at least three contractors. Bids were submitted for various locations by Terrill, County Tree and Davey Tree.)

Bids are not yet awarded for the following:

- Dead tree that could fall onto the sidewalk at 14625 Ladue (close to San Angelo and Palladian Ct).
- Partially dead trees at 14321 Ladue next to Masterson's to be trimmed back. An oak tree will be trimmed and a pine to be removed.
- Downed or dead trees- one behind 177 and two behind 189 Gunston Hall.

- Erosion at Lake – After looking at the court settlement of 1978, the board has determined that the synagogue is responsible for this. Mary to contact and provide the settlement documentation.
 - Erosion at Gunston Hall area. The board will monitor this area to determine the rate of erosion.
5. Revisit and order signs for lake area
 - Board voted 5-0 to have “NO PARKING” signs made and to be placed at the entrance to the road going across the dam.
 6. Update on Montessori Easement – nothing to report
 7. Other/New business-
 - Ameren will be trimming trees around powerlines in the right of way in the village. There have been some concerns expressed to the board about this.
 8. Adjourned at 8:45. Next meeting Wednesday, October 9 at 7 pm

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES October 9, 2019

Chaired By: Mary Monachella

Attendees: Mark Cillo, Patrick Brown, Tom Hornung, Scott Masterson , Bob Williams

Absent: NONE

Meeting began 7:00 pm

1. Approve September minutes
Approved via email and posted
2. Report on Financials
2019 billing has been mailed. Payments have been received but none deposited by end of September.
3. Approve any outstanding invoices and list invoices approved via email
\$8,000 invoice to Terrill is on hold pending review of work. Scott to call Zach to discuss.

4. Grounds Issues/Bids

Bids awarded via email for the following:

- Dead tree that could fall onto the sidewalk at 14625 Ladue (close to San Angelo and Palladian Ct). County Tree
- Partially dead tree at 14321 Ladue next to Masterson's to be trimmed back and dead white pine removal. County Tree
- Downed or dead trees- one behind 177 and two behind 189 Gunston Hall. Terrill

Calls from owners concerning finished work:

- Dead tree still standing and brush remaining at 14375 Ladue. Part of 3 above.
- Tree 14161 Trailtop Dr felled in one piece and left there. Part of 3 above.
- Two trees behind 189 Gunston Hall—larger one left in pieces in open area. Part of 3 above.
- One dead tree not placed in woods at 14426 Ladue. Part of 3 above.
- Dead tree in Lake and owner removal of two leaning Village trees. Scott to call different companies for bids.
- Camberra court—was first tree placed in woods. Scott and Zach to review.
 - 14336 Bramblewood—did Ameren cut down partially dead tree. Ameren has not started work trimming trees in this part of the village. Will monitor.

5. Montessori Easement -

Board voted 5-0 with 1 abstention (P. Brown) to proceed with the paperwork for a shift in the easement that was created in 1983. This vote was not a yes/no vote on the shift of the easement itself but just the creation of the paperwork. The square

footage of the shifted easement will not change from the existing easement from 1983. The only modification to the easement is the physical boundary. In exchange, the Village would receive an easement across the property owned by MCH for access to the common grounds, considered otherwise land locked by some.

6. Other/Old/New business

The synagogue has requested additional information on maintenance responsibilities on the dam and the spillway. Mary has provided the information.

7. Adjourn—next meeting Wednesday, November 6 at 7 pm

Meeting adjourned 8:05.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES, Nov 6, 2019

Chaired By: Mary Monachella

Attendees: Patrick Brown, Tom Hornung, Scott Masterson, Bob Williams

Absent: Mark Cillo

Meeting began 7:00 pm

1. Approval of October minutes via email
 - Posted on website
2. Report on Financials
 - Tom reported that the next mailing for those who had not paid their assessment will be mailed the week of November 11. The goal is to get the mailing to lot owners before Thanksgiving. Many lot owners leave for extended periods of time after the Thanksgiving holiday.
 - The board discussed transferring funds from the checking account to the money market account. The board approved the transfer of \$40,000 by a vote of 5-0.
3. Approve any outstanding invoices and list invoices approved via email
 - Approved invoice from Terrill for the amount of \$8,080 for tree removal. Vote 5-0.
 - Approve invoice for \$471 from Danna McKitrick. Vote 5-0.
4. Grounds Issues/Bids

Report from Scott on owners concerns of unfinished work:

- Dead tree still standing and brush remaining at 14375 Ladue. (Cudin) Scott and Zach reviewed the site. Trees were removed per the contract. Additional trees need removal. See new bids/issues below.
- Tree 14161 Trailtop Dr felled in one piece and left there. (Ellis)
- Two trees behind 189 Gunston Hall—larger one left in pieces in open area (Weiss). Scott and Zach reviewed this site. Zach has tried to place the larger pieces in the woods per contract. Due to the large number of bush honeysuckle, when Zach tries to place the logs in the wooded area, the logs are blocked or the logs “roll” on top of the honeysuckle. The board will monitor this area.
- One dead tree not placed in woods at 14426 Ladue. (Cunningham). Complete.
- Dead tree in Lake and owner removal of two leaning Village trees (Smithey). Need estimates.
- Camberra court—was first tree placed in woods? Yes.
- 14336 Bramblewood—did Ameren cut down partially dead tree? Ameren is currently working this area.

New Bids/Issues

14375 Ladue Rd. Zach provided a bid for \$1,315 to remove additional trees and brush removal. One of the trees may be between the sidewalk and the street. If this is the case, removal will be done by the city of Chesterfield.

Request a bid from Zach to remove a branch on Ladue Rd across from the entrance to the synagogue.

5. Update on Synagogue and the spillway erosion at the lake.
 - Members of the congregation are still reviewing the documents and the bids that the board provided. They did ask the board if we could contact our insurance broker for a bid on insurance on the dam in case flooding damages.
 - Board will place a “NO PARKING ON DAM” sign at the entrance. Vote 5-0
6. Report on condition of bridge in the powerline field.
 - Tom to get an evaluation on the condition of the bridge that crosses the creek in the powerline field. This evaluation will be conducted by a structural engineer.
7. Other old/new business
 - none
8. Adjourned at 8:20—next meeting December 11, at 7 pm

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES, DEC 11, 2019

Chaired By: Mary Monachella

Attendees: Patrick Brown, Mark Cillo, Tom Hornung, Scott Masterson, Bob Williams

Absent:

Meeting began 7:00 pm

1. Approval of November.
 - Approved via email and posted.
2. Report on Financials
 - As noted in the balance sheet, \$40,000 was transferred from checking to a 5 month CD at a rate of 1.25% providing additional income to the village.
3. Approve outstanding invoices.
 - Danna McKitrick – 313.50 for responding to email. Approved via email.
 - Terrill -2 invoices. One for \$1,315 and one for \$110. Total \$1,425. Approved 6-0.
 - Brucker Engineering Company - \$172 for a structural evaluation of the pedestrian bridge on the common ground.
4. Grounds Issues/Bids
 - Additional trees and brush remaining at 14375 Ladue. Zach provided a bid to include the branch on Ladue across from Synagogue. Also branches fell and blocked Mrs. Cudin’s drive during high winds. Zach to be contacted to proceed with the work.
 - Dead tree in Lake needs bid. (Smithey)
 - 14336 Bramblewood— Ameren worked in the area in October. Owner has not notified the board that Ameren did not take the tree in question down. Consider complete.
 - Leaf removal should be underway.
 - Decide on honeysuckle removal- Board approved 6-0 to contact Zach and contract for 8 hours of honeysuckle removal. Zach purchased a new machine that cuts and grinds the brush. The first areas to be cut will be in common area known as the “big bowl” east of Forest Crest.
5. Discuss No Parking sign.
 - Board voted 6-0 to purchase 2 “No Parking” signs plus two 6 foot posts to mount the signs. The signs will be placed on each side of the entrance to the road on the dam.
6. Report on condition of bridge in the powerline field.
 - The board received an evaluation on the condition of the pedestrian bridge in the powerline field. The report says the bridge is in poor condition. The board is discussing next steps.

7. Update on Synagogue and the spillway erosion at the lake.
 - Nothing to report.
8. Other old/new business
 - Need to call DJM(Doug) about plantings at Boxford Ct site and adding additional rock to some areas.
9. Adjourn— 8:15 pm
10. Next meeting January 8, at 7 pm