

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING AGENDA
January 8, 2020

Chaired By: Mary Monachella

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

Absent:

Meeting began 7:00 pm

1. Approve December minutes
 - Approved 6-0.
2. Report on Financials
 - Tom discussed the financials. About \$28,000 remain outstanding from the 2019 billing. A third billing will be sent at the end of January or first of February. For 2020, we will be on a normal billing cycle with bills being sent in April.
3. Approve any outstanding invoices and list invoices approved via email
 - Dana McKittrick - \$166 for reading and responding to resident email. Approved 6-0.
4. Grounds Issues/Bids
 - The Terrill contract to remove additional trees at 14375 Ladue and remove broken limb on tree across from the lake was submitted. Signed and submitted to Zach.
 - Terrill contract for honeysuckle had no monetary limit on the total cost or description of location for work and so was not submitted. The board was concerned that the proposal was vague concerning the scope of the work to be performed. The board voted 6-0 to authorize 2 days of work, starting in the common ground east of Forest Crest. If the work is completed in less time, we will instruct Zach to start on the common ground by Gunston Hall. Scott to communicate this to Zach.
 - New erosion issue or sink hole in large field. Photos were sent. Additional photos were shared. Will monitor.
 - MSD project at Diplomat and Chateaugay still has no plantings or trees.
 - Boxford Ct. – Mary to contact DJM to get bid on repair work.
5. Report on bridge in the powerline field.
 - A Chain will be placed across each end of the bridge and a sign will be attached stating not to cross.

- The board will be meeting with a representative of Contech Engineered Solutions, LLC concerning a estimate for bridge replacement.
6. Update on Synagogue and the spillway erosion at the lake.
 - The board has been working with the Synagogue on repairing the dam. It is their responsibility. The board voted 6-0 to have Dana McKitrick send correspondence to the Synagogue on their legal responsibility to maintain the dam.
 7. Other old/new business
 - At the MSD site on Diplomat, there is a large tree leaning away from the creek and over a lot owner's property. We will contact Zach to cut down.
 - Discussed Annual meeting. It will be held the first part of May. Sometime in March there will be a mailing requesting any individual wanting to be a trustee to notify the board. This will be firmed up at the February meeting.
 8. Adjourn
 - Adjourned 8:40.
 - Next meeting February 12 , at 7 pm

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING AGENDA
February 12, 2020

Chaired By: Mary Monachella

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

Absent:

Meeting began 7:00 pm

1. Approve January minutes
 - Approved 6-0.
2. Report on Financials
 - Tom discussed the financials. Tom also created a proposed budget for 2020. This document was reviewed. Discussions will continue at the next meeting.
3. Approve any outstanding invoices and list invoices approved via email
 - Dana McKittrick - \$440 for corporation retainer. This will be an annual cost for filing needed paperwork and recordkeeping. Approved 6-0.
 - Post office box renewal for 2020 - \$288. Approved 6-0.
 - Tom - \$67 for postage and copying costs. Approved 6-0.
 - Kwik Copy - \$240 for follow up billing. Approved 6-0
 - Mary - \$163 for “No Parking” signs to be placed at the entrance to the dam. One will be placed on each side of the entrance. Approved 6-0.
 - Terril - \$1425 for tree removal. Approved 6-0.
4. Grounds Issues/Bids
 - Terrill removed additional trees at 14375 Ladue. The stumps left were extremely tall. Scott to contact Zach to see if anything could be done.
 - Terrill has not started honeysuckle removal. He is waiting for the ground to firm up after recent rains. Zach will be doing a grounds check and spring cleanup the first 2 weeks of March.
 - There is a large tree blocking the creek behind the Aylward residence. Mark sent photos. We will ask Zach for an estimate for removal. Scott to contact Zach.
 - Boxford Ct. – Mary to contact DJM to get bid on repair work and to get schedule for “plug” replacement.
 - At the MSD site on Diplomat, there is a large tree leaning away from the creek and over a lot owner’s property. We will contact Zach to cut down.

5. Report on bridge in the powerline field.
 - The board continues to gather information on a bridge replacement in the powerline field if necessary.
6. Update on Synagogue and the spillway erosion at the lake.
 - The board has not received any communication from the Synagogue on repairing the dam. It is their responsibility. The board is monitoring the situation very closely.
7. Annual meeting mailing
 - The Annual meeting is tentatively scheduled for May 6 at Chesterfield City hall. One trustee position will be voted on.
 - A mailing requesting any individuals wishing to run for the open trustee position on the board will be sent before March 1, 2020.
8. Discuss easement status and title to common ground.
 - When doing some research Tom discovered that 10 acres of the common ground in the powerline field may remain titled to Country Club Grounds. The Country Club Grounds indentures provide for all of the common grounds to be maintained by the Park Trustees. Tom to contact the CCG trustees to apprise them of the situation. The grounds in question are south of the common ground that borders the MCH parking lot
9. Adjourn
 - Adjourned 8:40.
 - Next meeting March 5, at 7 pm

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
March 5, 2020

Chaired By: Mary Monachella

Attendees: Tom Hornung, Bob Williams

Absent: Patrick Brown, Mark Cillo, Scott Masterson

Meeting: No business held due to lack of quorum

1. Approve February minutes
 - Approved via email before meeting
2. Report on Financials and discuss Budget
3. Approve any outstanding invoices and list invoices approved via email. The following were approved via email before the meeting.
 - Dana McKitrick - \$166.
 - Mary Monachella - \$260.30 for “No Parking” signs and material to place on entrance to dam.
4. Grounds Issues/Bids
 - Update on progress by Terrill for grounds inspection and tree bids
 - Update on list for downed tree removal—Alyward and others
 - Decision on Boxford Ct plantings and DJM suggestions
5. Update on Synagogue and the spillway erosion at the lake.
6. Discuss mailings for spring election and annual meeting in May—Ballot, bill, annual report and letter
7. Discuss easement status and title to the common grounds
8. Adjourn—next meeting April 15, 7:00 pm

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
April 15, 2020

Chaired By: Mary Monachella

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

Absent:

Meeting began 7:00 pm

1. Approve February minutes – Approved via email
2. Report on Financials and discuss Budget
 - Discussed budget that was presented in February. No modifications were made. This will be the guideline for 2020 fiscal year.
3. Approve any outstanding invoices and list invoices approved via email
 - Danna McKitrick, P.C. - \$985
 - Terrill Landscape Contracting - #74306 & 74303 totaling \$1,500
4. Grounds Issues/Bids
 - Update on progress by Terrill for grounds inspection and tree bids. Scott gave update on grounds inspection and progress on multiple trees that needed removal. Discussed the results of honeysuckle removal that Terrill performed in late February. Feedback was positive.
 - Downed tree removal— Boxford Ct. Received bid for removing a tree that is in danger of falling on a fence. Board approved bid for Terrill to remove tree.
 - Decision on Boxford Ct plantings. The bid from DJM was excessive. Terrill is providing a bid for some landscape work which will include some plantings. Discussed the need to talk to Craig Towerman and request that he not cut the grass as short as he has been doing. This will help.
 - Down tree Madewood and Forest Vale- Received complaint about a tree that had fallen. Terrill looked at it and said he would not be able to do it. Scott to get bids.
5. Update on Synagogue and the spillway erosion at the lake.
 - No reply has been received from our latest communication. We requested that the Synagogue respond by April 15. Discussed that a face to face meeting may be helpful before pursuing a legal response.
6. Discuss mailings for spring election and annual meeting in May—

- Ballot and bill sent the first of April with notice of annual meeting.
 - After discussion about the COVID-19 outbreak, the closure of city hall and St. Louis County stay at home rules, the board voted 6-0 to delay the annual Meeting. An annual report and financials to be sent the last week of April announcing the delay.
7. Discuss easement status.
 - Discuss proposed transaction by Montessori school related to easements.
 8. Adjourn—next meeting May 13, 7:00 pm

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
May 13, 2020

Chaired By: Mary Monachella

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

Absent:

Meeting began 7:00 pm

1. Approve April minutes – Approved via email
2. Report on Financials
 - Discussed budget that was presented in February. No modifications were made. This will be the guideline for 2020 fiscal year.
3. Approve any outstanding invoices and list invoices approved via email
 - Kwik Kopy \$1,073.00 for annual letter to owners paid by Mary and reimbursed.
 - Danna McKitrick \$547.00
 - Terrill \$920.00
 - Kwik Kopy \$928.45 - 2020 assessment billing
 - Terrill \$1406.00
4. Grounds Issues/Bids
 - Update on progress by Terrill for grounds inspection and tree bids. Scott gave update on grounds inspection.
 - Decision on Boxford Ct plantings. Waiting for bid from Terrill. Scott to contact.
 - Down tree Madewood and Forestvale- Received complaint about a tree that had fallen. Board voted 6-0 to award bid to County tree for \$1575.
 - Tree removal Madewood- A second tree required removal. Terrill completed work for \$790.
 - Lake Trails – remove tree that has fallen in lake. Board voted 6-0 to remove tree. County Tree to do work for \$975.
 - Gunston Hall- Tree fell in common ground. Terrill to remove for \$875.
 - 14350 Ladue Road – tree from common ground leaning on owners fence after heavy rain. Scott to contact Terrill for removal.
 - 131 Seabrook – trees on common ground to be cut up and placed in the woods.

5. Update on Synagogue and the spillway erosion at the lake.
 - No reply has been received from our latest communication. We requested that the Synagogue respond by April 15. As of May 13, no response has been received. Our lawyers are preparing a notice stating that the synagogue is in non-compliance in relation to the agreement.
6. Discuss easement status.
 - Our lawyers are reviewing documents.
7. New Business
 - Discussed the need to create a document of all of the grounds issues fixed and issues that the board is monitoring. This will be placed on the website and provide a single document on grounds issues being addressed.
8. Adjourn—next meeting June 10, 7:00 pm

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
June 10, 2020

The meeting took place via ZOOM due to the COVID situation. Mary Monachella called the meeting to order at 7:00 pm.

Attended: Patrick Brown, Mark Cillo, Tom Hornung, Bob Williams

Absent: Scott Masterson

1. Approved May minutes as amended (5-0).
2. Report on Financials
 - Tom presented monthly financial statements. One owner paid off back amounts due and any liens should be removed. There will be one or two write situations requiring debt write off due to personal bankruptcies.
 - Tom said that second billing will be mailed soon.
3. Approve any outstanding invoices and list invoices approved via email.
 - Lake Mgmt Services \$445
 - Terrill \$7,115
 - Mary Monachella reimbursement of Kwik Kopy for annual letter to owners \$1,073
 - Danna McKitrick \$547
4. Grounds Issues
 - Update on progress by Terrill for various jobs—Scott was unavailable to report.
 - Contract with Terrill for tree removal at 14350 Ladue and 131 Seabrook was approved (5-0). Mary will sign and send so work should be done soon.
 - Contract with Terrill for Boxford Ct plantings was approved (5-0). Mary will sign and send so work should be done soon.
 - Lake Drain is clogging and debris is building up. Tom will check with our lake management company to see if they will clean the drain during monthly their monthly visit. Mark will pile up the logs and twigs when he sees them and Terrill's workers will check periodically and pick up the piles.
5. Spillway Situation
 - There was a discussion on the status of the spillway situation. The Synagogue Congregation has not agreed to accept responsibility for the repairs. The Board wants to keep owners informed and will send out a letter explaining the facts and post the relevant documents with the letter on our website.

Note: Shortly after the meeting and after consulting with our attorney, the Board voted to proceed with filing the lawsuit to enforce the Stipulation agreement.

6. Easements

- The exchange of easement agreements is nearing the end. The attorney for MCH and the Village attorney are working on one last detail. Documents will reflect a shift in the original parking easement from the 80's granted to what is now the school property and will grant a totally new easement to the Village to access our ground from Ladue Road across other MCH property. Although the original easement from the 80's could have been amended, our attorney suggested that the original left out many requirements/restrictions that would be to our benefit to include. Hence the rewrite.

7. New Business

- An owner on New Bedford Court is worried about the kids cutting through her property to reach Trailtop drive. Although the drop off is steep, the kids have been cutting through there over the years with no mishaps. So we leave it to the owner stop any one she sees on her property.

8. The next meeting is July 8, 7:00 pm

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
July 8, 2020

The meeting took place via ZOOM due to the COVID situation. Mary Monachella called the meeting to order at 7:00 pm.

Attended: Patrick Brown, Mark Cillo, Tom Hornung, Bob Williams

Absent: Scott Masterson

1. Approve June minutes.
 - Approved 5-0

2. Report on Financials.
 - Tom presented financials. To be posted.
 - Final billing for unpaid assessments to be in mid to late August.
 - Will begin to look at subdivision mgmt. companies. There seems to be multiple companies that provide the same services as City and Village.

3. Approve any outstanding invoices and list invoices approved via email.
 - Mary- \$637 for Kwik Kopy. Mailing for information on dam issues.
 - Lake Management- 2 invoices for \$494 and \$520. Normal monthly maintenance.
 - Danna McKitrick - \$5,462. Approved via email, pertaining mostly to the dam/out flow issue. The portion for the easement will be reimbursed when those documents are finalized.

4. Grounds Issues/Bids
 - Update on progress by Terrill for various jobs- wait for Scott.
 - Contract with Terrill signed and sent for 14350 Ladue and 131 Seabrook.
 - Contract signed and sent for Boxford Ct plantings
 - Lake Drain- The drain on the lake needs to be checked periodically to remove any debris from it that may block the necessary drainage. The lake management company was contacted and they agreed to clear the drain in conjunction with their monthly work at the lake for an additional \$25 per month.
 - Revisit erosion behind Camberra Court.

5. Update on the spillway erosion at the lake.
 - The board received a notice of violation from MSD concerning the condition of the dam. Mary to forward to Jeff. Will post last letter and the MSD correspondence on the webpage. MSD is requesting a response by August 15.
 - Board voted 5-0 to authorize litigation.

6. Update easement status.
 - Proceeding.

7. Any other business.

8. Adjourn—next meeting August 12, 7:00 pm

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
August 12, 2020

The meeting took place via ZOOM due to the COVID situation. Mary Monachella called the meeting to order at 7:10 pm.

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

Absent: Bob Williams

1. Approved July minutes as amended (5-0).

2. Report on Financials.

Tom reviewed the monthly financial statements to be posted. The third billing notice for the 2020 assessment and any prior balances will be mailed soon. There are 100+ unpaid. Board members had no suggestions for management companies. Tom and Mary will investigate and present their findings.

3. The invoices approved on line:

Kwik Kopy 353.48 second assessment mailing for 2020

County Tree Service 2,550.00

Danna McKittrick 5,462.00

Kwik Kopy 636.99 letter to owners about dam situation

4. Grounds Issues/Bids

Update on progress by Terrill for various jobs.

a) Jobs at 14350 Ladue and 131 Seabrook were completed.

b) Boxford Ct grasses were planted and debris cleaned up.

c) Contracts were signed and sent for downed trees at 14231 Trailtop Dr and 14047 Camberra Ct.

d) Bid for downed trees (2) on 200 Trailtop Ct to be cut up and removed was \$750. Contract was approved 5-0.

e) Terrill will bid on removal of Village trees blocking the creek—a couple of houses down from Aylward's and trees in creek east of Mulvenna property on Boxford Ct, causing erosion on her property. Craig Towerman emailed that the creek looks blocked from his window. Mark will walk the area. Bob also volunteered when he returns.

g) It is time for another grounds cleanup and it is underway. The many branches and sticks left after the storms will be removed. This is a budgeted item.

h) Tom from Terrill cleaned the grate on the drain in the lake of debris and warned the grate is dangerous. Do NOT stand on the grate to fish. For an additional \$25 per month, the lake management company will clear the grate from April to October when they make their monthly visit. Mary to call Terrill and explain.

The erosion behind Camberra Court needs addressing. The board agreed to try leaving a 30 foot unmowed perimeter around the area to control the water.

5. The Congregation was given a copy of the MSD Violation notice and has not replied. [Mary responded to MSD about the situation within the 30 day allotted time. The board attorney was consulted and his advice was followed on the response. All the historical documentation as to how the Association got to this point was included in the Village response. MSD will review and get back to us.]
6. Annual meeting will be in October, using both City Hall and Zoom. A letter will be mailed with information. Those wishing to attend via Zoom will be directed to download the free Zoom AP and email a trustee for the link to the meeting when the time is near.
7. Any other business:
 - Mary will respond to the teacher at Green Trails Elementary who emailed about a hornets nest. Mark could not find a nest.
 - The Olliges at 14591 Ladue Road want to talk to a trustee about worrisome trees. Mark will take a look.
8. Adjourn 8:15 pm—next meeting, due to the holiday, September 16 , 7:00 pm.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
September 16, 2020

Chaired By: Mary Monachella

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

Absent:

Meeting began 7:00 pm via zoom.

1. Approve August minutes.
 - Approved via email.

2. Report on Financials.
 - Tom presented August financial statements.
 - Consideration of management companies. Tom and Mary researched different management companies, services provided and costs. Tom created a spreadsheet of 3 companies that would provide the services we require. After review of the spreadsheet, the board voted 6-0 to enter into a contract with Community Property Management effective January 1, 2021. Next steps include signing the contract and providing required lot owner information.

3. Approve any outstanding invoices and list invoices approved via email.
 - Terrill \$2,050 – via email tree removal. Need location.
 - Terrill \$2,106 – via email
 - Terrill \$3,826 – via email
 - Clayton Engineering Company \$966 Consultation on dam-via email
 - Danna McKitrick review easements \$1,000.50 – via email
 - Danna McKitrick dam consultation \$480 - via email

4. Grounds Issues/Bids
 - Update on progress by Terrill for various jobs – Scott to get with Terrill.
 - Approve bid for trees blocking the creek—a couple of houses down from Alyward’s (bid needs location for reference) – Bid is for \$3,000. Board approved 6-0 for removal.
 - Report on trees in creek east of Mulvenna house on Boxford Ct, causing erosion on her property. Craig Towerman emailed that creek looks blocked. Question as to if these trees are on Village property. Need to look at this part of the creek for debris.
 - Lake drain pipe to be lowered by September 20 per MSD violation notice. Mark to try to fix it as we cannot get contractor help by the deadline. The cost of this repair to be included in total cost of dam repair to be paid by the synagogue.
 - Mark to report on Olliges at 14591 Ladue wanting help with worrisome tree. Mark and Bob looked at tree. Very large tree(30+ inches in diameter and 60+ feet tall)growing on the creek bank is leaning over the house. Board position is to not cut down live trees. The tree poses a severe threat of property and bodily damage

if it were to fall on the house. Discussed making an exception in this case with possibility of cost sharing.

- Erosion behind Camberra Court—check to see if Terrill is leaving a 30 foot perimeter unmowed to slow/control water flow.
5. Update on the MSD violation deadline, new bids and the conversation with Rabbi Winter.
 - Board is receiving revised bids based on last MSD violation letter. All work needs to be completed this fall, weather permitting.
 - Mary and Rabbi Winter discussed the situation on September 15, 2020. Pending lawsuit and repair of the dam was discussed.
 6. Old/ New business
 - Move Annual meeting in November—City Hall and/or Zoom. Approved 6-0
 7. Adjourn—next meeting 7 pm., October 14, 2020.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
October 14, 2020

Chaired By: Mary Monachella

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

Absent: Scott Masterson

Meeting began 7:00 pm via zoom.

1. Approve September minutes.
 - Approved 5-0
2. Report on Financials.
 - Discuss the Community Property Management contract. Discussed the contract details. Years 2 and 3 of the contract calls for a 4% increase each year. The board decided that while it seemed high, the bid was lower than others considered. If the level of service does not warrant such an increase, the board will consider other vendors after the contract period ends.
3. Approve any outstanding invoices and list invoices approved via email.
 - Terrill – \$4100 for cutting.
 - Danna McKitrick dam consultation - \$1580
 - Danna McKitrick easement – \$966
 - Outstanding assessment mailing - \$128
4. Grounds Issues/Bids
 - Update for removal of trees and debris blocking the creek- Terrill to do.
 - Dead tree at Muschany house(216 Trailtop) needs bid to remove. Waiting for bids.
 - Dead tree at Albers house needs bid to remove. Waiting for bids.
 - Bids to share topping of Olliges tree at 14591 Ladue. Waiting for bids from County tree as this is a very large tree and Zach cannot do.
 - Erosion behind Camberra Court—Validate that Terrill leaving a 30 ft. perimeter un-mowed to slow/control water. Bob to look to see if a perimeter is being left.
5. Update on the lake drain fix and the dispute with the TICK Congregation.
 - Board discussed the situation. The drain pipe has been fixed.
6. Annual meeting in November—City Hall and Zoom
 - Decided on a meeting date of Nov 18, 7pm. Mary to create a cover letter and Tom to write a letter for the contracting of the management company.

7. Adjourn—next meeting will be the annual meeting in November. The December meeting will be a regular trustee meeting.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
ANNUAL MEETING
NOVEMBER 17, 2020

Chaired By: Mary Monachella

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

Attendees: 12 lot owners attended

Meeting began 7:00 pm via zoom.

1. Mary provided opening remarks and welcomed those owners attending the meeting. During this time she highlighted the following.
 - The normal May meeting had to be cancelled due to COVID restrictions. We were monitoring the situation in hopes to have an in person meeting late summer, however restrictions were still in place. A hybrid meeting of in person and on-line via zoom was scheduled for November 17. New restrictions were implemented resulting in an on-line only meeting. The board thanks everyone for their understanding.
 - Report on election outcome from May. The annual meeting announcement originally scheduled for May, 2020 included post cards to cast votes for the open trustee position. Mark Cillo was the only individual seeking the position. He was elected to a three year term. Mark is also the Vice President.
 - Mary reminded that documents are posted on our website. Individuals wishing to contact the board can use the email function on the website.

2. Tom provided report on the financials.
 - Tom presented the annual financial position through October 2020. The current cash balance as of October 31, 2020 was approximately \$118,000. He did mention that the board had entered into a contract with DJM for dam spillway repairs. The estimated cost is \$78,000. This is discussed in more detail below. Tom also discussed actual expenses vs budgeted expenses. We are about \$1,300 under budget.
 - Tom discussed entering into a 3 year agreement with Community Property Management and what services will provide. For the past 5 years, the village trustees have assumed the responsibility for annual billings, collections of past due amounts, and working with title companies when properties were sold. With the last billing cycle, all of the credits any lot owner had have been applied per the restated indentures. This means that starting in 2021, all residential lot owners will be billed the same \$230 annual assessment amount. This simplifies the turnover to a management company. The board interviewed three management companies. The board voted to enter into a 3 year agreement with Community Property Management. They will be doing the billings for the village. They will pay invoices after board approval. They also provide collection services for past due accounts. Tom also mentioned that there is an on-line portal where lot owners can see the current financials, the status of their individual account and any additional documents the board may want to post. A question was asked about costs. Tom mentioned that

City and Village charged 10% of revenue. He believes that the costs could be less than that. The monthly fee is \$625 for core services. Any non-core services that the village uses will be billed at an hourly rate plus costs,

3. Scott provided a report on ground issues.
 - Describe what Terrill's lawn mowing contract entails and the included extras (Spring and Fall clean up and storm clean up).
 - There have been a large number of downed trees that required attention this year. Terrill and County Tree have been the main companies contracted to do the work. The village has tried to get bids from other contractors, but it has been difficult. Most contractors have been very busy this year. The board also requires that any contractor doing work for the village has liability insurance and has workman's comp insurance. This reduces the number of contractors available.
 - Scott mentioned that we are also monitoring debris in the creeks and removing the debris before it becomes a large erosion issue similar to the Boxford Ct. problem. Terrill has walked some of the creek areas and has been contracted to remove debris. The trustees have looked at some areas.
 - A question was asked about erosion in the large field by Camberra Ct. The board is aware of the area. We have instructed Terrill to not mow up to the site to encourage trees to grow. That and tall grass to slow water flow should reduce the erosion. We have identified this as a site to monitor.
 - A question was asked about the old golf cart bridge going over the creek in the powerline field. Patrick Brown provided information on this. The board requested an engineering company to assess the bridge and its structural soundness. The report we received stated that the structure is unsound and should be replaced. The board chained each end of the bridge and put up warning signs. Terrill is still using it when mowing that field due to lack of access to the south end. The board received some ballpark estimates on replacing the bridge. They were in the \$60,000 to \$80,000 range depending on the type of structure. No more action has been taken.
 - Owner Richard Enderle commented about erosion along the sidewalk on the south side of Ladue Road slightly west of the lake. The city has repaired the sidewalk but when there is a heavy rain, water flows over it and down the steep embankment. We will monitor the area.
 - Owner Steve LoGrasso talked about a sink hole in the field behind his house on Cross Trails. Mark said he has been watching it and it does not seem to be increasing in size at the moment.

4. Update on the MSD projects completed
 - The Diplomat erosion project is complete. Landscaping leaves a lot to be desired. The Village can revisit more plantings when the balance sheet is certain.
 - MSD redid a drain pipe and rocked the hillside below Trailtop Ct. and above Boxford Ct on our common ground to keep the hillside from collapsing

5. Mary provided status of Spillway, MSD and Synagogue situation.
 - MSD cited the Village of Green Trails Association as representatives of the owners for having our spillway out of compliance with the plans approved by MSD in 2006/2007. The Association was also cited for having the vertical pipe in the lake drain positioned at an incorrect height according to the original approved plans. There is a difference of opinion about who is responsible for these repairs. The Association feels, with our attorney, that the Stipulation Agreement from 1983 states that the Synagogue's Congregation is the responsible party. The Congregation disagrees and so a lawsuit has been filed by the Association. The Village will be overseeing and paying for the final repairs in December in order to be in compliance with MSD. The fine for noncompliance is \$1,000 per day. The trustees really cannot say much more about the suit at this time. We will provide updates when possible as the process unfolds.
 - Owners then had questions about the situation, in particular about the origin of the spillway and the Stipulation Agreement. Mary answered with the basics and referred owners to the website for the documents. Mark commented on replacing the vertical pipe in the drain so it is the correct height. The lake had to be lowered to make the fix. It has come up somewhat since that time. With the pipe at a lower level the lake should not be as high as it was during the flash flooding last year. No further repairs on the pipe should be necessary.

6. Adjourn—Mary thanked those attending. Meeting adjourned about 8:30.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING Minutes
December 9, 2020

Chaired By: Mary Monachella

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

Absent: Scott Masterson

Attendees: 4 lot owners attended

Meeting began 7:00 pm via zoom.

1. Approve minutes.
 - October minutes approved via email
2. Report on Financials.
 - Reminders about the Community Property Management contract start date. Community Property to send an introductory correspondence to lot owners before January 1.
 - Discussion on further attempts to collect unpaid assessments this year. Currently there are assessments in arrears totaling about \$18,000. About \$6,000 of that past due amount is prior to 2015. We will let the Community Property Management collection process handle this after the 2021 billing occurs.
 - Tom transferred \$10,000 from Montgomery Bank to the financial institution Community Property Management uses in preparation for the January 1, 2021 contract start.
 - Tom also did not renew the cd with Montgomery Bank and transferred the money to the checking account. This was done for payment to DJM for work on the spillway. The work is expected to be complete in December.
3. Approve any outstanding invoices and list invoices approved via email.
 - No new invoices.
4. Grounds Issues/Bids
 - Update for removal of trees and bids and final Terrill leaf removal. Reviewed bid from County tree on tree removal. The bid was for multiple items. One item was for tree removal at 200 Trail Top. This work has been done. Mary to contact County tree about this. Board voted 5-0 to approve work.
 - 114 Trailtop Ct--Muschany house
 - Trailtop Dr—Albers house
 - Bids for topping of Olliges tree at 14591 Ladue. David Kaplan asked a question about this. He said that the prior owner had a survey done and the tree is not on common ground. Mark said he would contact the owner and ask to look at the survey.
 - Did someone check the Erosion behind Camberra Court?

5. Update on the lake spillway work.
 - Work has begun. Rock has been delivered. David Kaplan questioned the size of the rock and asked if it was broken concrete. Mark said that the rock being delivered is indeed rock and not broken concrete. He added it was limestone. David then questioned the design. Mary replied the plans from 2007/2008 when the spillway was built are being used per MSD. The only change is the upgrade to larger rock which MSD approved without a permit.
 - There was a question about the lake level. David Kaplan believes that MSD sent the board a letter allowing the drain pipe to be raised. He suggested contacting Frank Agovino if he knew where that correspondence might be. Mark said he had talked to Frank and will try again.
6. Any other new/old business
7. Adjourn—next meeting 7pm on January 13, 2021