

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
January 13, 2021

Chaired By: Mary Monachella

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

Absent: none

Attendees: 0 lot owners attended

Meeting began 7:00 pm via zoom.

1. Approve December minutes.
 - Approved via email.
2. Report on Financials.
 - Discussion on year end for 2020- When reviewing the 2020 budget to actuals,
 - Review DJM expense and accounting method- discussed how to show dam expenses on financial statements to reflect the current spillway situation pending outcome. Tom recommended that the best option was to show this on the balance sheet.
 - Approve 2021 Budget- Discussed and approved 2021 budget.
3. Approve any outstanding invoices and list invoices approved via email.
 - Terrill #75006 \$728.50 – fall/winter leaf cleanup.
 - Terrill #74999 \$235.00 – fall/winter leaf cleanup.
 - Terrill #74940 \$400.00- Roundup application
 - Danna McKitrick #311552 \$770.50- litigation
 - Danna McKitrick #311551 \$160.00- litigation
 - Danna McKitrick #310721 \$992.00 - easement
 - Danna McKitrick #310722 \$310.22 - litigation
 - Kwik Kopy #65206 \$709.09 – Annual meeting mailings.
4. Grounds Issues/Bids
 - Decide how much of County Tree’s bid of 11/11/2020 – Went over the bid. The bid was for multiple locations and options (leaving vs. removing). Went through the bid and decided where trees should be removed and which could remain. Decided to proceed with tree removal at 141 N Greentrails, 131 N Greentrails, 216 Trailtop Ct, 200 Trailtop Ct. and 14591 Ladue Road. We added two more problem trees on the common ground behind 196 Gunston Hall. Will contact County Tree.
 - Vote on County Tree’s bid for removal of trees behind 196 Gunston Hall Ct. – The owner is removing trees on his side of the fence. There are 2 dead trees near the fence needing removal. The bid is \$1,600 to cut down the trees. Vote was 6-0 in favor.

- Update on the mowing behind Camberra Court. Zach was to leave a buffer area near an erosion site. The hope is that encouraging tall grasses and possibly trees to grow, this would contain the erosion. Zach is mowing to the edge. Scott to contact Zach to leave a buffer.
 - Update on tree behind 14324 Bramblewood Ct and the power lines. Owners called to say a dead tree fell onto their property. The tree was being supported by powerlines in the easement. Ameren was called and a work order was created.
 - Update on beaver traps and wire mesh for some of the trees. Beavers have set up residence in our lake. They are downing small trees and gnawing on larger trees. This could potentially kill them. The board is looking for a way to remove them.
 - Owner wants trustees to look at erosion behind 14107 Forestvale Dr. – Will look at the area.
 - Ladue road erosion- In common ground between Gunston Hall and Trailswest Dr. there is an area eroding. After reviewing pictures, board is going to get some bids.
5. Discuss negotiations with TICK-
- Work on spillway has been completed.
 - Litigation continues.
6. Any other new/old business
- Easements - signed
7. Adjourn—
- Meeting ended 9:46.
 - Next meeting 7pm on February 10, 2021

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
February 17, 2021

Chaired By: Mary Monachella

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

Absent: none

Attendees: 0 lot owners attended

Meeting began 7:00 pm via zoom.

1. Approved January minutes via email.
 - Posted

2. Report on Financials.
 - Mailing for April billing to be mailed last part of March to be delivered by April 1.
 - Discussed 2021 assessment billing. Mailing of the bills will be in late March with payment due by May 1, 2021. Starting this year, interest will begin accruing to past due amounts.

3. Approve any outstanding invoices and list invoices approved via email.
 - none

4. Grounds Issues/Bids
 - Update on County Tree's list. County Tree has completed the work. Waiting on the invoice.

 - Update on tree behind 14324 Bramblewood Ct after powerline removal. Ameren removed limbs that were on the powerline but left limbs on the fence. Scott to contact Zack to get tree off of fence.

 - Update on beaver traps and wire mesh for some of the trees. Trying to find a way to address this issue.

 - Update on erosion behind 14107 Forestvale Dr. Bob to get some pictures.

5. Discuss Ameren's request to shift their easement. Materials from David Aten provided.
 - Ameren is in the process of improving the electric infrastructure in area. This includes placement of a switchgear box. These boxes need to be within 10 feet of a street. The current easement calls for the placement of the box to be between 14369 Ladue Rd and 14381 Ladue Rd. In between these two houses is common ground. The current easement places the box such that one half of the box will be on common ground and one half of the box will be on the property of 14381 Ladue Rd. Ameren has requested that the box be moved slightly east so the entire box will be on common ground. The board does not see an issue with this.

Ameren has provided preliminary drawings for the project. Mary to contact Ameren about placement of switchgear box.

6. Discuss postcard requesting trustee candidates for upcoming election.
 - Postcard to be mailed within the next 2 weeks seeking candidates for a trustee position. There are 3 openings. Anyone wishing to be a trustee is encouraged to submit their name. The annual meeting will be in May. The date has not been decided. It will be via zoom.
7. New Business.
 - Honeysuckle removal. Discussed having Zack do 5 days of honeysuckle removal. This has been delayed until the board had a clearer view of current finances after payment of spillway repairs. Board voted 6-0 to have Zack perform 5 days of work. Estimated cost is \$5,000. Scott to contact Zack.
8. Discuss negotiations with TICK.
 - On-going.
9. Adjourn—next meeting 7 pm on March 17, 2021

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
March 17, 2021

Chaired By: Mary Monachella

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

Absent: Scott Masterson

Attendees: 0 lot owners attended

Meeting began 7:00 pm via zoom.

1. Approved February minutes via email.
 - Posted
2. Report on Financials and report on mailing/billing.
 - Bills sent for 2021 assessments. Discussed when interest should begin to accrue for past due amounts. The due date for the assessment is May 1. Interest will begin to accrue then. The interest rate is 18 percent.
3. Approve any outstanding invoices and list invoices approved via email.
 - 14324 Bramblewood Ct half tree removal \$200 –approved via email
 - Danna McKitrick – Approved 5-0.
 - County Tree- large contract \$11,070 (\$2,500 will be owner reimbursement). Approved 5-0.
4. Grounds Issues
 - Address erosion in area along Forest Crest in the Chateaugay/Diplomat section. Bob investigated and provided pictures. Reported by Brett Scarfino. In addition to the dead trees, pictures were shared on erosion by the storm drain near Diplomat. Someone has places tree branches over the erosion as a warning. Get with Zach to get estimate on erosion. This area is a good area for honeysuckle removal and cleanup this fall.
 - Respond to homeowner Nikole Frietsch's report of erosion issue at 156 Lighthouse. Shared pictures for this site. Need to get bids. The board would like to avoid using rock on this site and the site above.
 - Respond to Cathy Rosenberg's photos of something in the common ground. Bob took pictures and shared. It looks like that someone built a table type structure in the common ground. It hasn't been used in quite some time and looked to be rotting away.
 - Review Lake Management Contract. Discussed the contract in regards to using bacteria to start eating away at the muck. This is often referred to as "bio dredging". The company gave us a bid to do this but does not have any experience in this. Mark has researched this and has volunteered to spread the pellets.

- Tree behind 14324 Bramblewood Ct-- Zach has contract for \$200 to remove the tree from the fence and move the trunk into the woods.
 - Update on honeysuckle. Need to get with Zach to see if he was able to get to this this spring. Approval was delayed due to the payment of the spillway work reduced our balance significantly.
 - Erosion behind 14107 Forestvale Drive- Pictures were shown on this site. The area behind the this house drops very steeply to the creek below. The drop may be 30 to 40 feet. The homeowners have built a retaining wall.
5. Ameren's shifted easement as presented by Roxanne Young from Ameren.
 - Dave Aten will work up separate easement to move the pole marked on his original drawing.
 - Shifted easement on equipment off of Ladue Road. Approved 5-0.
 6. Discuss ballot and trustee candidates for upcoming election.
 - Only 3 candidates submitted names for the upcoming election. Ballots will be sent in April.
 7. Update on Corps of Engineers inquiry and negotiations with TICK.
 - Litigation – Ongoing
 - Corps of Engineers inquiry- A resident contacted the Corps of Engineers to see if we had permits for the spillway repairs. The board received notice that the Corps does not require any permits.
 8. Adjourn—next meeting 7pm on April 21, 2021

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
April 21, 2021

Chaired By: Bob Williams

Attendees: Patrick Brown, Tom Hornung, Scott Masterson

Absent: Mark Cillo, Mary Monachella

Attendees: 0 lot owners attended

Meeting began 7:00 pm via zoom.

1. Approve March minutes.
 - Approved via email.
2. Report on Financials.
3. Approve any outstanding invoices and list invoices approved via email.
4. Grounds Issues
 - Update on erosion area along Forest Crest near Chateaugay/Diplomat. Bob investigated and provided pictures. Mary sent pics to Terrill via email and requested a bid, preferably with dirt and sod vs rock. Zach may need to meet with someone. Bob will show Zach.
 - Nikole Frietsch's report of erosion issue at 156 Lighthouse to be bid by DJM, T Hill and Terrill. This is the erosion piece that goes downhill toward Ladue Road from Lighthouse. Bob has the pictures. Scott will request bids. Bob will meet with interested individuals. Bob will send info when companies come for bids.
 - Mark investigated the request to trim our bushes and cut back the trees about to touch the side of 143 Saylesville. The branches are too high for the owner to reach. Mary sent pics to Zach for bid. In the future, the homeowner should regularly trim the lower bushes.
 - Response to Cathy Rosenberg. Bob to respond.
 - Update on lake maintenance and the lake contract by Mark. Wait for update from Mark
 - Tree behind 14324 Bramblewood Ct—Terrill cut it up, someone later moved pieces with poison ivy down the hill. Owners notified that any fence post repair should be covered by their homeowners. Consider complete.
 - Update on honeysuckle—none done this winter/spring. Zach could not get to this this spring. He stated he may be able to do this in June at the earliest. Board decided (4-0) that we would contract for 2 weeks this winter. One week for this past winter plus the regular week.

- Mark Aylward debris behind house- Mark stated that during a creek bed cleanup last fall, debris was deposited behind his fence. Scott to talk to Zach.
 - Mr. Levin on Ladue Road contacted Scott about a tree leaning toward his house. Scott will get more information.
5. Ameren's shifted easement.
 - Revised plans were presented by both Roxanne Young and Dave Aten. After the presentation, the papers were signed by Mary and Tom and sent. Request was included for Ameren to relinquish the previous easement and supply us with the documentation.
 6. Ballot error for annual meeting/election.
 - On the election mailing the ballot did not have a mailing address on the ballot and an inaccurate annual meeting date. A mailing was sent with corrections.
 7. Negotiations with TICK.
 - Ongoing
 8. Adjourn—
 - Meeting adjourned at 7:50.
 - Next meeting will be the annual meeting with election results. Meeting will be held via ZOOM—7 pm on May 19, 2021.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
ANNUAL MEETING MINUTES
May 19, 2021

Chaired By: Mary Monachella

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

Attendees: Mark Alyward, Jan Hermann, Steve LoGrasso

Meeting began 7:00 pm via zoom.

1. Welcome to our owners

- Election results- Mary provided the recap on the trustee elections. Only 3 candidates were on the ballot. For this election, the top two vote getters, Mary Monachella and Tom Hornung will serve 3 year terms. Scott Masterson will serve a 2 year term. Starting in 2022, there will be 2 trustee positions open for 3 year terms.
- Documents are posted on our website, www.villageofgreentrails.org.
- We are a corporation and are required to hold a regular meeting with or immediately after this annual meeting.

2. April minutes approved via email. Minutes are posted.

3. Report on Financials.

- For the year 2020. Tom provided a review of the finances for December 31, 2020.
- Tom reviewed the finances as of April 30, 2021.
- Tom discussed Community Property Management processes and billings. He reminded everyone that now that all credits have been applied, lot owners who are in arrears as of May 1, 2021 will begin to accrue interest at a rate of 18% per annum.
- Current invoices- Approved via email.

4. Report on Grounds Issues (Scott and Bob)

- Scott described our contract with Terrill Landscaping. He described what the base contract entails. He also described extra activities that occur during the year. There is a spring and fall clean-up. During the course of the year there is storm damage clean up. The board also contracts for honeysuckle removal. For 2021, we will contract for 2 weeks.
- State of the grounds. Scott gave a report of the current state of the common grounds. There is no shortage of downed trees that need removal. Not all dead trees will be removed. If the tree does not pose a threat to property, it will be a low priority for removal. We strive to get multiple bids. Currently, getting 3 or 4 bids for large projects is difficult.
- Progress report current issues
 - Erosion along Forest Crest near Chateagay. Pictures were taken of the sight. Waiting to hear from Zach on bid.

- Erosion at rear of 156 Lighthorse and downhill to Ladue. Waiting on bids. This will be a large job and we will strive to get 3 bids.
- Vote for Zach to cut trees at Handler house on Saylesville— There are trees needing removal. Bid was \$820. Voted 5-0 to approve. Mark's internet broke up so he couldn't vote.
- Aylward house debris pile—Awaiting bids.
- Tree leaning toward Levin house on Ladue Rd. Scott to investigate.
- Weeds-24 inch high on common ground at 14375 Ladue & sticks piled against fence at 14369 Ladue (Crudden house)—Mary called Zach to investigate.
- Downed tree at rear of 225 S. Greentrails (Scott house) needs to be cut and moved to woods— Awaiting bids.
- Hill behind the circle at Camberra Ct is too wet to cut more than halfway up. This is an annual occurrence. Mowers cannot mow up the hill when wet.

5. Bridge situation.

- Patrick provided status on the bridge over the creek on the powerline field. The board asked for and received an evaluation from a structural engineer concerning the bridge. The report from the engineer stated that the bridge needs to be replaced. A “keep off” sign was placed on both ends of the bridge. The board received a ballpark estimate of \$70,000 to replace the bridge. No firm bids were requested. This bid is being used for planning purposes for future expenditures. Since Ameren uses the bridge, we will investigate if a cost share option is available.

6. Current condition of the lake.

- Mark provided status on the lake. We are currently using a process called “Bio-dredging”. We are applying tablets containing organic eating bacteria. This will help eliminate the “muck” at the bottom of the lake. The result is deepening the lake. This is cheaper than actual dredging of the lake. We are monitoring the progress. This is not a replacement for dredging but will delay the need for this expense.

7. Report on Ameren box and underground wiring.

- Ameren is planning on placing a “box” on common ground between Gunston Hall and Trails West. This box is used to divert power in the case of outages. The easement was partially on common ground and a residential property. Ameren requested and the board approved in a prior meeting the shifting of the easement to be entirely on common ground.

8. Spillway situation and report on lawsuit with Synagogue Congregation.

- Lawsuit is ongoing.
- Need to get an estimate of the load capacity of the roadway over the dam.

9. Easements

- The easement for the Montessori school was modified. The footprint remained the same.

10. Additional questions.

- none

11. Elect officers.

- Vote of 5-0. Officers for 2021 until 2022 annual meeting are: President Mary Monachella, Vice-President- Mark Cillo, Treasurer- Tom Hornung, Secretary – Bob Williams.

12. Adjourn—next meeting- Wednesday, June 16.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
JUNE 22, 2021

Chaired By: Mary Monachella

Attendees: Patrick Brown, Tom Hornung, Bob Williams

Absent: Mark Cillo, Scott Masterson

Lot owner Attendees: 0

Meeting began 7:00 pm via zoom.

1. Approve May minutes.
 - Approved 4-0.
 - This meeting was moved from June 16, 2021 due to lack of quorum.
2. Report on Financials.
 - Assessment late notices have gone out from Community Property Management.
 - Tom reviewed May financials.
 - Approve current invoices. Dana McKittrick approved via email.
3. Report on Grounds Issues
 - Bids on erosion along Forest Crest near Chateaugay. Awaiting bids.
 - Bids on erosion at rear of 156 Lighthorse and downhill to Ladue. Awaiting bids.
 - Bids on debris pile behind Aylward house. Terrill bid is \$1800. Need bid from County Tree.
 - Bids on tree leaning toward Levin house on Ladue Road. Confirm with Scott that we have a bid from County Tree.
 - Bids on downed tree at rear of 225 S. Greentrails – Terrill bid is \$450. Voted 4-0 to approve.
 - Downed tree at 227 S. Greentrails. Waiting bid from Terrill.
 - Terrill cutting trees at Handler house on Saylesville. Complete.
 - Terrill now cutting the hill behind the circle at Camberra Ct as in other years. Complete.
 - 14631 Ladue Road. Owner contacted trustees about a tree leaning at a 45 degree angle over their house. Bob to get pictures.
4. Current condition of the lake—beavers and bio dredging. No report.

5. Engineering report on load/capacity for spillway and dam road along with recommendation for rocks near curb on lakeside of road.
 - Report on load capacity of spillway road. Roadway has sufficient load capacity for normal usage.
 - Get bids for dirt to fill in space next to the curb and additional rock on lakeside dam face. Contact DJM.
 - There are some “holes” on the outside of the storm sewer closest to the Synagogue. This needs to be looked at and assessed.
6. Update on lawsuit with Synagogue Congregation.
 - Ongoing.
7. Adjourn—next meeting City Hall Wednesday, July 21.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
JULY 22, 2021

(July 21 meeting was rescheduled due to illness and the lack of a quorum.)

The meeting was called to order at 7:30 pm via Zoom.

Attended by Chair Mary Monachella, Trustees Patrick Brown, Tom Hornung, and Scott Masterson. Absent: Trustees Mark Cillo and Bob Williams

1. Board approved June 22 minutes via email (4-0 as 2 trustees were absent in June.)
2. Tom Hornung reported on the monthly financial statements which will be posted on the website. Invoices from Danna McKittrick and Terrill Landscape will be approved via email.
3. Reports on Grounds Issues
 - The Board approved Terrill's bid on erosion along Forest Crest near Chateaugay. Scott will follow up with Zach on using mesh or anchors with the sod and ask about appropriate time to do the job.
 - Bids on erosion at rear of 156 Lighthouse and downhill to Ladue not completed. (Terrill, DJM, T Hill)
 - The bids on debris pile behind Aylward house are high due to difficulty removing the pile across the creek and across the Aylward yard. Bushes may be added to conceal the debris.
 - The tree leaning toward Levin house on Ladue Road will be removed by County Tree.
 - Terrill removed downed trees down behind Camberra Ct. including a smaller tree for an additional \$150 that the board approved.
 - Scott will ask for bids from County Tree and Terrill to remove 2 downed dead trees at 140 Trailswest.
 - Scott will ask County tree to bid on removing a leaning tree over house at 14631 Ladue (& Paladin). Owner provided a bid and the Board will determine if the vendor has the appropriate insurance to be considered.
 - Request to trim trees at 121 Seabrook Ct. Trustees need to take a look.
 - Scott will investigate the hanging broken branch at 14229 Parliament (at N. Greentrails)

4. Trustees discussed the bid on adding dirt and rock to the lake side of the dam from DJM. The rock size bid was extremely large and the bid was high so Mary will call DJM to rebid and also call T Hill for a bid.
5. Trustees discussed cleanup of shoreline/debris and maintenance of grate over lake drain. Since Mark is out for a while, a service is being considered. Scott will ask Zach Terrill if we can add this service to our contract. We also discussed some type of buffer or fence around the grate to keep away the debris.
6. Update on lawsuit with Synagogue Congregation. Mary went over our responses to TICK's last offer and will forward them to Jeff so he can write up an agreement. The total amount asked will be adjusted to reflect the maintenance on the lake side of the dam road.
7. We all thanked Patrick Brown for his service and contributions as a trustee/board member for Village of Green Trails Association. He resigned from the board effective the end of the July 22, 2021 board meeting as he will be ineligible to serve following the pending closing of the sale of the property know as 14000 Ladue Road to Chesterfield Montessori School.
8. Adjourn—next meeting City Hall Wednesday, August 18.

NOTE: Since this meeting occurred, St. Louis County reinstated the mask mandate.
So our next meeting may be on ZOOM.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
ANNUAL MEETING MINUTES
AUGUST 18, 2021

Chaired By: Mary Monachella

Attendees: Tom Hornung, Scott Masterson, Bob Williams

Absent: Mark Cillo

Lot owner Attendees: Micha Roufa

Meeting began 7:00 pm via zoom.

1. Approve July 22 minutes. Approved via email.
2. Report on Financials.
 - Approve current invoices/list those approved via email.
 - Discuss liens for owners with large balance. Board voted 5-0 to place liens on all properties that are 3 years(\$690) in arrears. Tom to contact Community Property.
3. Report on Grounds Issues
 - Will send contract to Terrill for erosion along Forest Crest near Chateagay, on the Diplomat field. May need mesh added. Start date to be determined.
 - Bids on erosion at rear of 156 Lighthorse and downhill to Ladue. (Terrill, DJM, T Hill) No progress.
 - Email Aylward about bushes to hide debris.
 - Update on tree leaning toward Levin house on Ladue Road. Levin emailed on 8/6 saying job was not completed. County Tree completed work.
 - Bids to remove 2 downed dead trees at 140 Trailswest. Smaller job and on Zach's list to do.
 - Bid to remove leaning tree over house at 14631 Ladue & Paladin. Need bids.
 - Request to trim trees at 121 Seabrook Ct. Mary looked and owner should take care of it.
 - Bid to remove hanging broken branch at 14229 Parliament—minor job and on Zach's to do list.
 - Large tree down on Meglio commercial property off Ladue. Pictures were sent. Get with our insurance for clarification as to responsibility.
 - Large live tree leaning at 355 Statesman Court. Pictures sent. Trees are leaning over power lines. Contract Ameren.
4. Discuss bid on adding dirt and rock to the lake side of the dam from DJM. Called T Hill and got no response. Will ask Zach for a bid. DJM is high.
5. Discuss cleanup of shoreline/debris and maintenance of grate over lake drain.
 - Terry is monitoring the drain. Need to contract the lake maintenance company to take over this task.
6. Update on lawsuit with Synagogue.
 - On-going.
7. Adjourn—next meeting, September 15, at 7 pm.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
ANNUAL MEETING MINUTES
September 15, 2021

Chaired By: Mary Monachella
Attendees: Tom Hornung, Bob Williams
Absent: Mark Cillo, Scott Masterson
Lot owner Attendees: Micha Roufa
Meeting began 7:00 pm via zoom.

1. Approve August 18 minutes.
 - Approved.

2. Report on Financials.
 - Approve current invoices/list those approved via email.
 - Management Company Fees – Lot owners should not use emergency phone number for any situations. The village is charged \$55 per hour when a lot owner uses this number.
 - Discussed lot owners who have paid their assessments but their payments were received after a past due notice was sent accruing a late fee and/or interest charge. There are 19 lot owners in this situation. Board voted 3-0 to waive the outstanding charges for these individuals. This is for 2021 only.

3. Report on Grounds Issues
 - Approve Terrill's bid on adding dirt and rock to the lake side of the dam. Approved 5-0.
 - Sent contract to Terrill for erosion along Forest Crest near Chateagay, on the Diplomat field. May need mesh added. Contract signed. Start date to be determined.
 - Bids on erosion at rear of 156 Lighthorse and downhill to Ladue. (Terrill, DJM, T Hill?) No progress.
 - Emailed Aylward's about bushes to hide debris but got no response.
 - Update on tree leaning toward Levin house on Ladue Road. Levin emailed on 8/6 saying job was not completed. Scott thought it was completed but we have not gotten a bill. Ask Scott to check.
 - Terrill cut 2 downed/dead trees at 140 Trailswest but left them in plain view at the edge of the owner's property. Owner not happy. Contact Zach.
 - Bid to remove leaning tree over house at 14631 Ladue (& Paladin). Need bids.
 - Issues with owner at 14369 Ladue and the mowers and Chesterfield's code enforcement criteria.
 - Large tree down on Meglio commercial property off Ladue. Insurance says if alive not our problem. Lowest bid is \$3200. Vote 3-0 to split cost.
 - Large live tree leaning at 355 Statesman Court. Too far. If the tree is more than 8ft from the power line Ameren will not cut it down. Get arborist to assess the health of the tree and give a report to the board.

4. Discuss cleanup of shoreline/debris and maintenance of grate over lake drain.
 - Terry watching it. No other service has been hired. Our lake management company was contacted but the charges discussed for service calls seems high.
5. Update on lawsuit with Synagogue Congregation.
 - On-going.
6. Adjourn—next meeting Wednesday, October 20, at 7 pm. Check website for information.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
October 20/21, 2021

Chaired By: Mary Monachella

Attendees: Tom Hornung, Scott Masterson, Micha Roufa, Bob Williams

Absent: Mark Cillo,

Lot owner Attendees:

Meeting began 7:00 pm via zoom.

1. Approve September 15 minutes.
 - Approved and posted.
2. Welcome Micah Roufa, officially replacing Patrick Brown as trustee.
3. Report on Financials.
 - Approve current invoices/list those approved via email.
 - Review lien/lawsuit strategy by CPM - Liens have been filed on all lot owners with an outstanding balance above \$690. CPM recommends that a lawsuit be filed to collect outstanding balances. Tom to contacted CPM to understand what a lawsuit entails. The lawsuit is filed in small claims court. The purpose is to create a payment plan and not to force the sale of the property. Vote was 5-0 to proceed.
4. Report on Grounds Issues
 - Arborist viewed trees at 355 and 375 Statesman Ct. (Richards and Favier houses). Pictures available. Get bid for trimming large, low hanging branches. This will change the center of gravity to reduce the risk of the trees falling on the fence and wires.
 - Cathy Rosenberg wants the vines around trees 20 or so feet into the woods on the ridge behind her neighbor's house removed. Enter grounds next to the Windemere subdivision sign. We believe that Zach may have done some vine maintenance in the past.
 - Request by Craig Towerman to trim area on our ground next to his lot.
 - Request by David Kaplan to tell the home owner with the pool on Ladue and across from the service station to quit dumping trees he cut down on our grounds. Bob to get pictures. Need to send letter to homeowner stressing that this is dumping and the limbs should be removed.
 - Terrill cut 2 downed/dead trees at 140 Trailswest but left them in plain view at the edge of the owner's property. Owner not happy. Need to get with owner and Terrill.
 - Get bids on removing debris and logs around the edge of the lake.
 - Update on tree leaning toward Levin house on Ladue Road. Levin emailed on 8/6 saying job was not completed. Scott thought it was completed but we have not gotten a bill. Ask county tree. No bill has been sent.

- Bid to remove leaning tree over house at 14631 Ladue (& Paladin). Need bids.
- Bids on erosion at rear of 156 Lighthorse and downhill to Ladue. (Terrill, DJM, T Hill?) No progress.

PENDING:

- Terrill was asked for bid to maintain grate on lake drain and clean out creek area where the lake drain dumps out. Also dirt/sod needed around manhole cover on hill down to lake to stop erosion. Waiting for bid.
 - Terrill to add dirt and rock to the lake side of the dam. Bid approved, waiting.
 - Terrill bid approved for erosion project along Forest Crest near Chateagay, on the Diplomat field. May need mesh added. Start date to be determined.
 - Aylwards have not responded about bushes to hide debris but got no response.
 - Issues with owner at 14369 Ladue and the mowers and Chesterfield's code enforcement criteria.
5. Meglio had large downed tree cut up and removed. The St. Louis County map shows a section of both sides of creek is actually part of their property. He had requested that we pay for removal. As a result we will not pay.
 6. Update on lawsuit with Synagogue Congregation.
 - Ongoing.
 - Mary to create letter to lot owners to provide an update on the situation and requesting feedback.
 7. Adjourn—next meeting Wednesday, November 10, at 7 pm.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
November 10, 2021

Chaired By: Mary Monachella

Attendees: Tom Hornung, Scott Masterson, Bob Williams

Absent: Mark Cillo, Micha Roufa

Lot owner Attendees:

Meeting began 7:00 pm via zoom.

1. Approve October 20, 2021 minutes.
2. Report on Financials.
 - Approve current invoices/list those approved via email. (Arborist \$100, Danna McKittrick for lawsuit \$1613. County Tree for 140 Trails West debris removal and to remove tree at 14631 Ladue \$1350, and old bill for tree removal at Levin house, Terrill for dam side of lake \$740 plus \$2820.)
 - Update on lien/lawsuit strategy by CPM. Tom called CPM and said that the strategy of the lawsuit was to work with the lot owners in setting up a payment plan.
 - Discussed how CPM past due mailing charges (\$15) to lot owners accounts. Tom to contact CPM.
3. Report on Grounds Issues
 - Arborist viewed trees at 355 and 375 Statesman Ct. and acknowledge that the trees are no more likely to fall than others at this time, but area around them is eroding. Still need estimate for removing some branches to take weight off power line side.
 - The home owner with the pool on Ladue and across from the service station needs to be informed about not dumping his trees (that he cut down) on our grounds as well as to be informed about other Chesterfield ordinances.
 - Need bids on removing debris and logs around water's edge. County tree said they cannot get to the debris and logs on the far side of the lake.
 - Terrill was asked for bid to maintain grate on lake drain and clean out creek area where the lake drain dumps out. Also dirt/sod needed around manhole cover on hill down to lake to stop erosion. Zach looked at the site. On hold waiting for inspection by MSD on the manhole cover and surrounding area.
 - Terrill added dirt and rock to the lake side of the dam after applying aquatic friendly weed killer. Invoice listed above.
 - Terrill bid approved for erosion project along Forest Crest near Chateagay, on the Diplomat field. May need mesh added. Reminded Terrill, Zach acknowledged and we are waiting for start date.
 - Bids on erosion at rear of 156 Lighthouse and downhill to Ladue. (Terrill, DJM, T Hill?) No progress. Need to find other contractors to obtain bids.
 - Inform Terrill that the Association wants 2 weeks of honeysuckle trimming and 2 weeks of vine cutting. Behind Herman house on Camberra honeysuckle

bush needs to be removed. Need to document where these activities are going to take place.

4. Meglio had huge downed tree cut up and removed. Our offer to share cost (\$1600) was not made since the St. Louis County map shows a section of both sides of creek is actually part of their property. Follow up call required to explain to owner.
5. Update on lawsuit with Synagogue Congregation. Letter sent to owners. Only 2 responses thus far. Our attorney made minor modifications to the proposed letter before the mailing.
6. Other old/new business.
7. Adjourn—next meeting Wednesday, December 15, at 7 pm.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
December 15, 2021

Chaired By: Mary Monachella

Attendees: Tom Hornung, Micha Roufa, Bob Williams

Absent: Mark Cillo, Scott Masterson

Lot owner Attendees:

Meeting began 7:00 pm City Hall

1. Approve November 10, 2021 minutes. Via email.
2. Report on Financials.
 - Approve current invoices/list those approved via email. (New Danna McKitrick for \$224.00). Approved 4-0.
 - County Tree completed work they bid. No invoice yet. Mary to contact for invoice.
 - Go over 2022 budget. Tom presented a first draft of a proposed 2022 budget. Tom will send the draft to the trustees via email for comment. The proposed budget will be presented for approval at the January meeting.
 - Comments/discussion on billing strategy by CPM. Discussed the billing strategy as it relates to overdue amounts. We will find how much flexibility we have in the past due process to provide longer windows between the various events(notices, liens, etc).
3. Report on Grounds Issues
 - Still need estimate for removing some branches to take weight off power line side. Between 355 and 375 Statesman Ct.
 - The home owner across from the service station (with pool) needs to be informed about not dumping his trees (he cut down) on our grounds as well as to be informed about other Chesterfield ordinances.
 - Need bids on removing debris and logs around water's edge. County tree said they cannot get to the debris and logs on the far side of the lake.
 - Dirt/sod needed around manhole cover on hill down to lake to stop erosion. Zach looked at the site. On hold waiting for inspection by MSD on the manhole cover and surrounding area. MSD was contacted. They inspected the wrong manhole area. Need to contact them again.
 - Terrill bid approved for erosion project along Forest Crest near Chateagay, on the Diplomat field. May need mesh added. Reminded Terrill, Zach acknowledged and we are still waiting for start date from Zach.

- Bids on erosion at rear of 156 Lighthorse and downhill to Ladue. (Terrill, DJM, T Hill?) No progress.
 - Requested for 2 weeks each Honeysuckle and vine trimming from Terrill. Zach will let us know about locations. One more round of leaf removal this Friday or Monday.
4. Update on lawsuit with Synagogue Congregation.
 - Letter sent to owners. Only 2 responses thus far.
 - Ongoing
 5. Other old/new business.
 6. Adjourn—next meeting January 12, at 7 pm. City Hall.