

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
January 12, 2022

Chaired By: Mary Monachella

Attendees: Tom Hornung, Micha Roufa, Bob Williams

Absent: Mark Cillo, Scott Masterson

Lot owner Attendees:

Meeting began 7:00 pm Zoom.

1. Approve December 15, 2021 minutes. Approved via email.
2. Report on Financials.
 - Approve current invoices/list those approved via email.
 - Danna McKittrick -for \$400 for annual incorporation filing. Approved 4-0.
 - Final approval 2022 budget. Approved 4-0.
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. He was informed about 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.
 - MSD taking care of area around manhole cover on hill down to lake to stop erosion.
 - Last month --Terrill bid approved for erosion project along Forest Crest near Chateagay, on the Diplomat field. May need mesh added. Reminded Terrill. Repair completed but after December rains some areas where sod was placed need to be repaired. Mary to contact Zach to discuss the situation.
 - 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. Last round of leaf removal completed.
4. Update on lawsuit with Synagogue Congregation.
 - Ongoing.

5. Other old/new business.
6. Adjourn—next meeting February 16, at 7 pm. Site TBD.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
February 16, 2022

Chaired By: Mary Monachella

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

Absent: Mark Cillo,

Lot owner Attendees:

Meeting began 7:00 pm Zoom.

1. Approve January 12, 2021 minutes.
 - Approved via email and posted.
2. Report on Financials.
 - Approve current invoices/list those approved via email.
 - New Danna McKitrick bill for \$50 – Approved 5-0.
3. Report on Grounds Issues
 - New Terrill bid for erosion at Chateaugay and Diplomat. Have 3 separate bids for different areas around the sewer lid. Mary to gather some additional information before finalizing the contract.
 - Report on Honeysuckle and vine trimming from Terrill. Land needs to dry out before trimming can begin.
 - 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.
 - Need bids on erosion at rear of 156 Lighthorse and downhill to Ladue. (DJM, T Hill, Earthworks, others) No progress.
 - Need estimate for removing some branches to take weight off power line side. Between 355 and 375 Statesman Ct.
4. Discuss election procedure and annual meeting.
 - Mary to mail cards week of February 21 describing the process and criteria for individuals wishing to be on the ballot for the upcoming trustee election.
5. Update on lawsuit with Synagogue Congregation.
 - Mary to contact out lawyers to get status.
6. Other old/new business.
7. Adjourn—next meeting March 16 at 7 pm at City Hall.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
March 16, 2022

Chaired By: Mary Monachella
Attendees: Micah Roufa, Bob Williams
Absent: Mark Cillo, Tom Hornung, Scott Masterson
Lot owner Attendees:
Meeting began 7:00 pm – City Hall

With no quorum, no votes were taken.

1. Approve February 16, 2022 minutes.
 - Approved via email and posted.
2. Report on Financials.
 - Discussed need to get sample letters of the different overdue notices.
3. Report on Grounds Issues
 - Erosion at Chateaugay and Diplomat. No progress.
 - Report on Honeysuckle and vine trimming from Terrill. Land needs to dry out before trimming can begin.
 - 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.
 - Need bids on erosion at rear of 156 Lighthorse and downhill to Ladue. (DJM, T Hill, Earthworks, others) No progress.
4. Discuss election procedure and annual meeting.
 - No homeowners expressed interest in running for trustee position.
5. Update on lawsuit with Synagogue Congregation.
 - Mary to contact out lawyers to get status.
6. Other old/new business.
7. Adjourn—next meeting April 20, at 7 pm at City Hall.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
April 20, 2022

Chaired By: Mary Monachella

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

Absent: Mark Cillo

Lot owner Attendees:

Meeting began 7:00 pm – City Hall

1. Approve March 17, 2022 minutes.
 - March meeting informal due to lack of quorum.

2. Report on Financials.
 - Discussed progress of this year's billing cycle.
 - Discussed need to get sample letters of the different overdue notices.
 - Discussed how to try to get those in need to opt for a payment plan instead of accruing additional fees and interest.
 - Attorney bill for \$560 related to lawsuit. Approved 5-0.

3. Report on Grounds Issues
 - Chesterfield citation. The city issued a citation on trees and undergrowth that needed removal or trimming. The section cited was on the south side of Ladue Road just past the lake to Laketrails. Mary contacted Zach. Due to wet grounds, Zach said he could do the work. Vote 5-0 to authorize the work.

 - Erosion at Chateaugay and Diplomat. Work has been delayed due to wet grounds at the jobsite.

 - Report on Honeysuckle and vine trimming from Terrill. Wait until downtime this summer.

 - Falling tree at 14209 Forest Crest, McCamley house. Owner talked to Mary about a tree that was in danger of falling. Scott to look at the tree and report. Note – Scott visited with owner on April 21 and reported that the tree in question was on homeowner property and not on common ground.

 - Need bids on erosion at rear of 156 Lighthorse and downhill to Ladue. (DJM, T Hill, Earthworks, others) No progress.

 - Discussed if there were any outstanding tree issues.

4. Discuss status of bridge in powerline field.
 - Received a report from ~~and~~ an engineering firm about replacement of the old golf cart bridge. The bridge is in need of removal and replacement. There is currently a warning sign and it has chain across both sides to discourage use. The

recommendation was to get an engineering study. The cost of the study was considered too large to pursue at this time. Until the board gets a better understanding as to the type of bridge needed and total costs, nothing will be done at this time. Also discussed some sort of cost sharing with Ameren as they also use the bridge.

- Board discussed how Zach would mow that portion of common ground south of the bridge if we close it to all traffic. There is no easy access to that part of the common ground. Discussed ~~is~~ if any homeowner on that side would allow Zach access. If no access is granted one option is to not mow that section of common ground and allow it to return to a more “natural” state.
5. Annual meeting and Trustee election.
 - No homeowners expressed interest in running for trustee position. As a result Micah Roufa and Bob Williams are the only candidates for the 2 trustee positions.
 - Meeting will be held at City Hall on May 18 starting at 7 p.m.
 - Discussed topics for discussion.
 - If any homeowner has an issue they want to discuss, contact any trustee to get it on the formal agenda. Questions will be taken from the floor.
 6. Update on lawsuit with Synagogue Congregation.
 - Mary to contact our lawyers to get status.
 7. Other old/new business.
 8. Adjourn—next meeting May 18, at 7 pm at City Hall.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
ANNUAL MEETING MINUTES
May 18, 2022

Chaired By: Mary Monachella

Attendees: Tom Hornung, Scott Masterson, Bob Williams

Absent: Mark Cillo, Micah Roufa

Lot owner Attendees: Caryn Carlie, Gary De Winkle, Ken Ruff, Terry Monachella , Jane Hornung

Meeting began 7:00 pm – City Hall

1. Welcome comments and highlights from the past year by Mary
 - Mary welcomed those in attendance.
 - Last year’s annual meeting was via ZOOM
 - As a corporation we are required to hold a regular meeting. The annual meeting will be combined with the normal monthly meeting.
 - Patrick sold MCH and no longer eligible to be a trustee. Micah Roufa volunteered to be a trustee.
 - Discussed easement with MCH to get access to power line field by going off the north side of Ladue and under the Ladue overpass.
 - Mark Cillo is out ill for a considerable time this past year. He spent a considerable amount of time working lake issues before his illness.
 - Gary De Winkle is a new resident and asked what the Village responsibilities were. Mary described what our charter was.

2. Approve April 20, 2022 minutes.
 - Approved via email and posted.
 - Bob discussed the web site.
 - A new page will be added sometime this summer. This will contain information on all of the distinct subdivisions that comprise the “parks”. Information will include the indentures and trustees of each subdivision.

3. Report on Financials.
 - Tom discussed the 2021 financials.
 - Mentioned that 2021 was the first time in many years that a management company was used for billings and bill payments. There has been a learning curve on the processes of the management company.
 - Tom was asked about the current assessments in arrears by using the management company. Tom replied that the from May 2021 to May 2022 the amount in arrears has decreased significantly to around \$10,000.
 - Attorney bill related to lawsuit. Approved 4-0.

4. Report on Grounds Issues
 - Ken Ruff commented on the trimming along Ladue Road just west of the lake. The city issued a citation on trees and undergrowth that needed removal or trimming. Due to wet grounds, Zach said he could do the work.

- Erosion at Chateaugay and Diplomat. Work has been delayed due to wet grounds at jobsite.
 - Report on Honeysuckle and vine trimming from Terrill. Wait until downtime this summer.
 - Need bids on erosion at rear of 156 Lighthorse and downhill to Ladue. (DJM, T Hill, Earthworks, others) No progress due to difficulties in getting bids. Looking at additional vendors that may be willing to do the work.
 - Scott discussed that the board tries to get multiple bids for tree removal but it is difficult. We have basically been using 2 vendors. The board is looking at a some more vendors.
 - Tom noted that our contract with Zach will expire. We signed a 5 year contract that had an annual 3% increase. We will be soliciting bids.
5. Discuss status/history of bridge in powerline field.
- Received a report from an engineering firm about replacement of the old golf cart bridge. The bridge is in need of removal and replacement. There is currently a warning sign and it has chain across both sides to discourage use. We got an opinion from a structural engineering company recommending replacing the bridge. The cost of the plans for a new bridge to be put out for bid was considered too large to pursue at this time. Until the board get a better understanding as to the type of bridge needed and total costs, nothing will be done at this time. Also discussed some sort of cost sharing with Ameren as they also use the bridge.
 - Board discussed how Zach would mow that portion of common ground south of the bridge if we close it to all traffic. There is no easy access to that part of the common ground. A couple of homeowners on that side will allow Zach access.
 - The board is considering if removal before replacement is something that should be considered.
6. Update on lawsuit with Synagogue Congregation.
- Mary provided overview on the status of the lawsuit. Progress has slowed.
7. Election results.
- No homeowners expressed interest in running for trustee position. As a result Micah Roufa and Bob Williams were the only candidates for the 2 trustee positions. They will serve a 3 year terms. Bob has stated that this will be his last term.
8. Adjourn—next meeting June 22, 7 pm at City Hall.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
ANNUAL MEETING MINUTES
June 22, 2022

Chaired By: Mary Monachella

Attendees: Tom Hornung, Scott Masterson, Bob Williams

Absent: Mark Cillo, Micah Roufa

Lot owner Attendees: Allen Skinner, Tricia Skinner, Brian Curran, Leah Curran, Henry DeWoskin, Gary Heitz, Emily Frese, Luke Frese, Eric Ames

Meeting began 7:00 pm – City Hall

1. Approve May minutes.
 - Approved via email and posted.
2. Report on the financials.
 - Bill from Law firm on synagogue update. Approved 4-0.
3. Grounds issues
 - Zach toured problem areas on grounds with mowers. Three residents advised that mowings were being missed. One was on Augusta(Bour), Camberra, and behind the Hillman residence. They will be cutting these areas the next mowing.
 - Better erosion fix at Chateaugay and west side of Diplomat now underway.
 - Need to approve bid County Tree bid to remove dead tree on our common ground at 14380 Ladue for \$1400+\$150 to cut down, remove and grind stump. Approved 5-0 via email.
 - Terrill will clean up lake area and clear drain on an as needed basis.
 - Next erosion problem down the hill from 156 Lighthorse to Ladue—need bids. Also small erosion under pines near lake.
 - Grounds issue at 152 Saylesville. Mary or Scott to talk to Zach.
4. Bridge Situation
 - In looking at prior meeting minutes, the deterioration of the bridge was discussed in 2009 and again in 2011. The financial conditions at that time prevented any action.
 - Recap of what has been done thus far. Sign on each side of bridge says “Keep Off”.
 - We have had 2 different engineering firms examine the bridge in the past 2 years. Pictures of cracked columns provided by latest engineers.
 - Initial ball park estimate was \$70,000 for new bridge, replacement high due to power lines.
 - An engineering analysis on the best approach and a specification document is needed. This is expensive(\$10,000+) but needed before we can get proper bids to replace the bridge..
 - Could demolish bridge for safety if can negotiate a way to mow back part of field. Mary and Scott met with Zach at the site to discuss the issues and solution.
 - Contacting the owners south of the bridge giving Zach access to mow is something the Board wants to pursue. Tom to create letter requesting access. Will review at next meeting. We will request written approval giving Zach access.

- The Board desires to continue mowing the area south of the bridge.
 - Micah to get bids on 6 ft. chain link fencing to put on each end of the bridge as more sturdy deterrent.
 - Mary to contact Ameren to get an interest on cost sharing.
5. Synagogue update
- Nothing to report
6. Adjourn—next meeting- July 13, 2022 at city hall

Village of Green Trails Association, Inc
Meeting Minutes
July 13, 2022

Chaired By: Mary Monachella
Attendees: Tom Hornung, Bob Williams
Absent: Mark Cillo, Scott Masterson, Micah Roufa
Meeting began 7:00 pm – City Hall

Quorum not present. No votes taken.

1. Approve June minutes.
 - Still need approval.
2. Report on the financials and Collections.
 - Discussed financials. The percentage of lot owners who haven't paid their assessment is down from when the board was doing the billing.
3. Grounds issues
 - Camberra Court problem ongoing since the RR ties and bricks have been thrown down the hill behind the Gruchalla house making mowing difficult. It was Mr. Giles who called about the mowing. Mr. Gruchalla, his neighbor, is not responding to emails.
 - Erosion fix at Chateaugay and west side of Diplomat NOT finished, waddle is still there and mowers are going around the areas. Mary to contact Zach.
 - Sent contract on 6/24 to County Tree to remove dead tree on our common ground at 14380 Ladue for \$1400+\$150 to cut down, remove and grind stump. Not yet completed.
 - Scott may have update on Terrill concerning the lake and need for a grounds clean-up. Several dead trees need to be removed. Honeysuckle removal with the new equipment needs to continue.
 - Cathy Rosenberg is requesting vines to be cut away from trees in the woods behind her.
 - Erosion problem down the hill from 156 Lighthorse to Ladue—need bids. Also, small erosion area is located under pines near lake.
4. Bridge Situation
 - Recap of where we are. Tom provided a sample letter to go out to owners backing to power line field on the south side of the creek.

- Micah has general fence estimate to consider prior to getting bids.
5. Synagogue update.
 - New proposal was sent to our lawyers. They are reviewing the changes.
 6. Adjourn—next meeting

Village of Green Trails Association, Inc
Meeting Minutes
September 14, 2022

Chaired By: Mary Monachella

Attendees: Tom Hornung, Scott Masterson, Bob Williams

Absent: Mark Cillo, Micah Roufa

Lot owner Attendees: Steve LoGrasso

Meeting began 7:00 pm – City Hall

1. Approve June minutes
 - Approved and posted.
2. Report on the financials and Collections
 - The board authorized Tom to investigate short term cd rates offered by the bank Community property works with. If he feels the rates are good he can place up to \$50,000 in the cd.
3. Grounds issues
 - MSD sanitary sewer replacement along Ladue road. MSD to pay approximately \$15,000 for easements. Mary and Tom signed the agreement and had paperwork notarized. No timeline on when work will start.
 - Camberra Court problem- Owner complains how mowers are cutting the hill behind the house. Mary met with Zack. The upper part of the hill is inside the owner's property line. With newer equipment and for safety, the mowers cannot mow up the hill during wet conditions. There is a dead tree at the bottom of hill. Zack will cut up and remove.
 - Terrill update on grounds, trees, honeysuckle- Zack to walk around grounds and provide assessment.
 - Erosion fix at Chateaugay and west side of Diplomat is finished. Weeds are growing in the rocky area near the storm sewer. Mary to notify Zack to trim once per month.
 - Tree on common ground at 14380 Ladue removed, bill (\$1550) OK'd via email and paid. Complete.
 - Tree next to our open ground Towerman's on Boxford Ct needs someone to check. Bob to check.
 - Erosion/ sink hole on our field behind 14165 Cross Trails need attention as it is getting larger. See next item about Lighthorse erosion issue.
 - Erosion problem down the hill from 156 Lighthorse to Ladue— Mary to get bids on both areas needing work.
 - Small erosion area is located under pines near lake. Mary to contact Zack.
4. Bridge Situation
 - No report.

5. Synagogue update.
 - Awaiting reply.
6. Adjourn—next meeting- Oct 19, 7 pm.

Village of Green Trails Association, Inc
Meeting Minutes
October 19, 2022

Chaired By: Mary Monachella
Attendees: Tom Hornung, Micah Roufa, Bob Williams
Absent: Mark Cillo, Scott Masterson
Lot owner Attendees:
Meeting began 7:00 pm – City Hall

1. Approve September minutes – Approved via email and posted.
2. Report on the financials and Collections
 - Reviewed financial reports. Tom shifted \$50,000 from operating account to a cd earning 2.75%.
 - MSD Easement- New sanitary sewer is being replaced. MSD is paying the association \$15,000 for easements. Checks are ready to be delivered.
3. Grounds issues
 - Terrill update on grounds, trees, honeysuckle and problems-- Chateaugay area weeds and dead trees, sidewalk trimming and erosion problem under the pines near the lake.
 - Trees on property at Ladue and Paladin under contract for removal by County Tree.
 - Bid status on big erosion problems. Erosion/ sink hole on our field behind 14165 Cross Trails. Erosion down the hill from 156 Lighthorse to Ladue.
 - Craig Towerman on Boxford Ct. – Bob looked at property. Need to contact Craig.
 - Problems with the commercial property at the corner of Ladue and South Greentrails.- Multiple issues with all owners.
4. Bridge
 - Agreed to a 6 foot fence at both ends. Ballpark estimate is \$2500 to \$3000.
5. Synagogue update.
 - Discussed possibility of placing gate with lockbox on dam road just past the drain. Jeff to begin taking depositions, starting with the rabbi.
6. Adjourn—next meeting.
 - Nov 16, 730 pm.

Village of Green Trails Association, Inc
Meeting Minutes
November 16, 2022

Chaired By: Mary Monachella

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

Absent: Mark Cillo

Lot owner Attendees:

Meeting began 7:00 pm – City Hall

1. Approve October minutes—approved via email and posted
2. Report on the financials, Collections, MSD payment
 - Tom reported on finances.
 - MSD payments- Received \$16,000 from MSD for easements to construct new sanitary sewers and for temporary use of. Deposited in Montgomery Bank account.
3. Grounds issues
 - Terrill update on grounds—needs direction on location for honeysuckle removal and amount limit. Get bid for small erosion on hill from school grounds to Ladue road. Contract for 2 weeks of honeysuckle control starting in Jan. Check when cutting of prairie will occur.
 - Davey tree- Approved bid for tree removal behind house on Camberra Ct.
 - Trees on property at Ladue and Paladin under contract for removal by County Tree—delayed until November 18.
 - Bid status on big erosion problems. Erosion/ sink hole on our field behind 14165 Cross Trails. Erosion down the hill from 156 Lighthouse to Ladue. Awaiting bids from 3 contractors.
 - Update on problems with the commercial property at the corner of Ladue and Greentrails South. All properties had/have code violations from Chesterfield that are in the process of being corrected.
 -
4. Bridge Fencing Estimates
 - Need bid on green colored fence.
5. Synagogue update
 - Exploring different ways to block the road with the advice of our attorney. Will be looking into getting bids.
6. Adjourn—next meeting December 14 at City Hall, 7 pm.

VILLAGE OF GREEN TRAILS ASSOCIATION, INC
MEETING MINUTES
December 15, 2022

1. No meeting held.