

Village of Green Trails Association, Inc.

Minutes

January 17, 2024

Chaired By: Mary Monachella

Attendees: Tom Hornung, Bob Williams, Caryn Carlie

Absent: Scott Masterson, Micah Roufa

Meeting Called to Order: 7:00 p.m. City Hall

Approval of Minutes

There was not a quorum for the December meeting. Minutes were recorded and posted on the Village website.

Finance Review

- 1.) The financial documents for the month of December were reviewed and accepted.
- 2.) Two bank CD's mature 01/28/24. The Board will review the options to reinvest the funds closer to maturity.
- 3.) The 2024 budget was presented and approved with a vote of 4-0.
- 4.) Three contracts were discussed:
 - a. The Go-Daddy contract was renewed for a three-year period at a total cost of \$395.81 (\$131.94 per year). This service provides domain protection for our website.
 - b. The Terrill contract was renewed for a three-year period. Terrill mows the common ground and performs clean up as assigned. Five companies were given the opportunity to quote; 4 declined and 1 presented a bid that could not match the services and price Terrill proposed.
 - c. The Community Property Management contract is under negotiation. CPM acts as the Village's agent to collect assessments, keeps records of income and expenditures, maintains files and pays invoices. The Board is requesting that CPM tailor the language in the contract to align more closely with the Village's needs.

Grounds Review

- 1.) The MSD project in the common ground by the Montessori School has disrupted the prairie and grass lands. The Board has expressed our concern to MSD. MSD confirms the grassland will be restored. The Board will call MSD to clarify that the prairie land will also be restored.
- 2.) The bridge in the common ground behind the Montessori School is not stable. Mowers can no longer access the common ground via this bridge. The Board has reviewed options with Terrill and Terrill confirms there is enough land within Village property lines along the south side of the creek bed to accommodate mower access. A few trees inside the creek area and within the property line will need to be removed to provide clear access. Terrill will review this option again in the spring and then provide a bid for tree removal, and ground cover to protect from erosion, if needed.
- 3.) Dead honeysuckle and other vines need to be removed. The Board will review this in the spring when the live foliage greens up.
- 4.) The presence of bamboo has been reported on the Association's common ground behind a home on Boxwood Court. The bamboo is located on a steep hill. The Board will contact the Missouri Botanical Garden and landscaping companies to get suggestions on how to eradicate it while protecting the area from erosion.
- 5.) These projects will be reviewed during the spring:
 - a. Dead tree limbs overhanging a fence from our common ground at 14369 Ladue Road.
 - b. Dead tree limbs overhanging a fence from our common ground at 14211 and 14217 Parliament.
 - c. Erosion in the gully on the hill behind 111 N. Greentrails Drive.
 - d. Select a company to measure the depth of the lake.

Next Meeting

Wednesday February 21, 2024 at 7 p.m. Location TBD.