

Village of Green Trails Association, Inc.

Minutes

February 21, 2024

Chaired By: Mary Monachella

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

Absent: None

Lot Owner Attendees: None

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

Approval of Minutes

Minutes from the January 17, 2024 meeting were approved by email.

Finance Review

- 1.) The financial documents for the month of January were reviewed and accepted.
- 2.) The board approved reimbursement to Mary \$400.00 for the cost of renewal of our USPS post office box.
- 3.) On January 20, 2024, the board approved a 3-year contract with Community Property Management. This is our second 3-year contract with CPM. CPM acts as the Village's agent to collect assessments, keeps records of income and expenditures, maintains files and pays invoices.
- 4.) The correct mailing address for our association is
Village of Green Trails Association, Inc. 1100 Town & Country Commons Dr. #7535 Chesterfield, MO. 63006.
Be sure to write #7535, not Unit 7535.

Grounds Review

- 1.) MSD is doing work in our common ground in the power line field. Their easement agreement with the Village requires that no planting in the easement area is required, hence once their work has been completed, they will not replace the prairie to its prior condition. Instead, MSD will put down grass seed and straw. The Board is considering planting the prairie on the opposite side of the field and will ask MSD to help with our cost of seeding the prairie by contributing seed or giving cash instead of seed. Also, the Board will ask MSD or MSD contractors who currently have their equipment in the common ground if they will remove the defunct bridge.
- 2.) Terrill is surveying the Village common grounds for any issues as part of spring clean-up. They cleared dead trees behind 14048 Calcutta at a cost of \$500.00
- 3.) Trees fell from our common ground into the rear yard and pool at 111 N. Greentrails Dr. No one was injured. County Tree removed the tree at a cost of \$1,700.00.
- 4.) The steep hill behind 111 N. Greentrails Dr. is eroding. The erosion needs to be addressed. The Board will seek bids from Crowder and Kusel.
- 5.) A homeowner on Boxford Court has reported bamboo growing in our common ground on the hill behind his property. The Board is assessing the extent of the bamboo and what options are to contain it or remove it.
- 6.) This spring the Board will review the dead tree limbs from our common ground that are hanging over a homeowner's fence at 14369 Ladue Road.
- 7.) This spring the Board will review what is left of trees that are in our common ground that were trimmed by Ameren and are hanging over a homeowner's fence at 14211 Parliament Drive.
- 8.) The Board will begin selecting a company to measure the depth of the lake (at Ladue and Portico Dr.).

Other Business

- 1.) The Corporate Transparency Act which went into effect January 1, 2024, requires "reporting companies" in the United States to disclose information regarding its beneficial owners. The definition of beneficial owner in this case includes Board members. The Village attorney will direct the Board how to report. Filings are due January 1, 2025.
- 2.) The Board is reviewing the schedule for the Annual Meeting and the ballot mailing.

Next Meeting

Wednesday March 20, 2024 at 7 p.m. at City Hall.