

Village of Green Trails Association, Inc.

Minutes

March 20, 2024

Chaired By: Mary Monachella

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

Absent: None

Lot Owner Attendees: Ed Canada, Steve Finke, Gary and Patty Heitz

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

Approval of Minutes

Minutes from the February 21, 2024 meeting were approved by email.

Finance and Administration Review

- 1.) The financial documents for the month of February were reviewed and accepted.
- 2.) The 2024 budget approved in December projects that expenses will exceed revenue. The Board anticipates costs will continue to rise this year, especially for insurance. A discussion about rates for next year would occur late in 2024.
- 3.) The 2024 one-year contract renewal for Lake Management Services, Inc., was approved by the Board. Lake Management maintains the lake. The services include monthly weed and algae control, the application of alum to reduce algae growth, the application of colorant to inhibit weed growth and the application of Bacti-Klear to reduce lake odors. (Terms of the contract show not a significant increase in rates.)
- 4.) The Corporate Transparency Act went into effect 1/1/2024 and requires entities like ours to disclose select personal information about its board members. A Federal District Court ruled that Act unconstitutional but did not issue a nationwide injunction. The Board and our attorney will watch the development of this Act. Our filing, should it be required, is due 1/1/2025.
- 5.) The Board reviewed the letters that will be distributed to homeowners as enclosures in the soon-to-be mailed ballot and assessment billing.
- 6.) Scottsdale, our insurance carrier for liability insurance, has made a corporate decision to discontinue our kind of coverage. Our insurance broker has multiple bids out looking for a new carrier.

Grounds Review

- 1.) MSD continues to do work in our common ground in the power line field.
- 2.) Terrill began mowing for the new season.
- 3.) Bamboo is growing in the common ground on the hill behind a home on Boxford Court. Mary has reached out to the homeowner to gather information so we can assess what steps may need to be taken.
- 4.) The steep hill behind 111 N. Greentrails Dr. is eroding. The Board will have an arborist examine the area. The Board has had one excavating contractor examine the area and will obtain another opinion from a second contractor. We will request a quotation from Kuesel. Crowder will be contacted for a second opinion.
- 5.) The bridge in the common ground in the power line field was deemed unsafe by an engineering firm and should be removed. Unnerstall, the contractor doing work on the MSD project in the area, has said he will consider removing the bridge at no cost to the Village in exchange for spreading dirt (dug up from underneath the street portion of the project) in the powerline field. This could be a cost savings for the Village. The Board is exploring this proposal.
- 6.) Without the bridge, access to the south side of the common ground in the power line field would be eliminated. The mowers need access to the field to cut the grass. The Board is reviewing the options for access. Those options include a.) a pathway along the southern edge of the creek, within Village common ground property, b.) access via a homeowner's driveway off Saylesville and c.) access via Lake on White Road. There are issues with all three options. Option a.) issues are that there is an unresolved disagreement between the homeowner and the Board on the amount of common ground property available along the creek for the mower and the concern that mower access there will cause erosion issues along the property line. The homeowner is opposed to this option. Although the homeowner has offered access to the mower via their property, for a fee. Option b.) a different homeowner has given approval to traverse his property. Option c.) the Board has been unable to discuss with the trustees of Lake on White Road.

- 7.) 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.
- 8.) 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.
- 9.) The Board will begin selecting a company to measure the depth of the lake (at Ladue and Portico Dr.).

Other Business

- 1.) The synagogue has approached the City of Chesterfield with a proposal to amend their site. The Village's agreement with the synagogue includes language in the settlement that heavy loads cannot cross the spillway road.
- 2.) Drivers are speeding downhill on N. Greentrails Drive. There is no posted speed limit sign coming south from the highest point to Ladue. Concerned homeowners should bring this issue to Chesterfield Police Department.

Upcoming Meetings

Next Meeting Wednesday April 17 at 7 p.m. at City Hall Room 101.

Annual Meeting Wednesday May 15 at 7 p.m. at City Hall Room 101.