

Village of Green Trails Association, Inc.

Minutes

April 17, 2024

Chaired By: Mary Monachella

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

Absent: None

Lot Owner Attendees: Ed Canada, Brian Curran, Trevor Davies, Henry DeWoskin, Steve Finke, Cory Greene, Gary and Patty Heitz, Gary Mathis, Susan Mathis, David Rosenstock, Patricia Skinner, Allen Skinner, Danielle Smith

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

Approval of Minutes

Minutes from the March 20, 2024 meeting were approved by email.

Finance and Administration Review

- 1.) The financial documents for the month of March were reviewed and accepted.
- 2.) The 2024 annual budget shows expenditures exceeding revenue by \$43,475.00.
- 3.) An invoice for Kwik Kopy in the amount of \$843.99 for printing for the ballot mailer was approved on 4/13/24.
- 4.) There were six mailed ballots returned for various reasons.
 - a. 14087 Ladue Road owner has not been receiving mailings, including annual assessment notices. The owner is in arrears in assessment fees and associated late fees. Mary will speak with CPM regarding how the home ownership transfer was missed and the responsibility of CPM to contact the homeowner about past due invoices.
 - b. Mary will verify the addresses on file for the remaining 5 ballots that were returned.
- 5.) The annual meeting is scheduled for May 15, 2024.
- 6.) The Synagogue has presented a Site Plan to the City of Chesterfield to expand their facility. The roadway over the lake spillway is owned by the Village. The roadway is not designed to carry heavy construction traffic. In order to protect the long-term integrity of the roadway and the spillway, the Village will not give the Synagogue permission to use the roadway for construction. The Association made this known at Chesterfield's Planning Commission meeting for this site plan and asked the Planning Department of the City of Chesterfield to require a separate construction entrance for this project. The construction contractor and architect for the Synagogue project heard and acknowledged our request. Brayhill Court is a public road and the Planning Department is advising the Synagogue to use that drive as the construction entrance for this project. Mary spoke to our attorney at Danna McKitrick and he advised that the Association can close the spillway road if our last agreement (ending the lawsuit) is violated.
- 7.) It was decided to postpone a discussion about Board of Director officer assignments until the June meeting.

Grounds Review

- 1.) Erosion at 111 N. Green Trails Drive
 - a. An arborist has evaluated the whole hillside and recommends removal of one tree near the owner's garage and those trees that appear to be compromised on closer investigation and clean-up of other foliage and debris on the hillside; recommending the work begin immediately. Omni Tree Service will provide the Board with a written estimate for this work.
 - b. Kuesel and Crowder have both evaluated the site and made a recommendation regarding the erosion. Both evaluations were similar. The berm has been breached, needs to be cleaned out, dug out deeper, and stabilized with cloth and rock. Then the lower culvert needs to be cleaned out and filled with 2-3 truckloads of clay soil and rock. There will still be water runoff, but it should be curtailed significantly. The lead time is about 8 weeks. The estimated cost is \$4,800.00 for the erosion portion. Once the Board receives Crowder's written estimate, the board will review/approve it.
 - c. Terrill will be given the responsibility to clean out and maintain the rebuilt berm and culvert.
- 2.) MSD is close to finishing sanitary sewer work in our common ground in the power line field.
- 3.) Terrill is entering the powerline field to mow via the side yard of an owner who volunteered that access.
- 4.) Terrill has not returned a bid for removal of a dead tree behind 14281 Forest Crest Drive. Will ask County Tree for a bid.

- 5.) Need a bid from County Tree for a tree issue near 171 Gunston Hall leaning toward the neighbor and dead trees behind 14591 Ladue Road.
- 6.) These projects still need to be acted on:
 - a. 14369 Ladue Road – dead tree limbs overhanging fence.
 - b. 14211 Parliament Drive – dead tree limbs overhanging from 14217 Parliament.
 - c. Select company to evaluate the depth of the lake.
- 7.) The bridge in the powerline field
 - a. Minutes from previous board meetings (12/11/19, 1/8/20, 11/17/20, 5/19/21, 4/20/22, 5/18/22, 6/22/22, 7/13/22, 1/8/23, 2/15/23 and 5/17/23) make record of discussions that have occurred regarding the bridge in the power line field.
 - b. Brucker Engineering Company, Contech Engineering Company and Vestal Corporation have each conducted a visual inspection of the bridge. Brucker Engineering Company concluded, in their report dated November 6, 2019: “The bridge is supported by eight concrete piers – four on each side of the stream and two concrete abutments. The stream has eroded the soil around the piers. The bottoms of some of the piers is visible. One pier appeared to be broken at the water line. We estimated there has been seven to eight feet of soil eroded around the piers. The south abutment footing is partially undermined. In our opinion and per generally accepted industry standards, the erosion has severely compromised the bridge support and the bridge is unsafe. We recommend the bridge be immediately closed to all traffic and be removed as soon as possible.” Contech’s opinion was similar as was Vestal’s opinion. Other individuals with experience in construction have visually inspected the bridge and concluded the same.
 - c. The current Board is not in favor of engaging an engineering firm to provide a structural analysis and written evaluation at a cost of thousands of dollars to the Village, given that the bridge is in obvious disrepair. Further, the current Board is of the opinion that no legitimate construction company would undertake repairing the bridge given its poor structural soundness and the unknown variables this presents.
 - d. The Board recognized the opportunity that might exist that one of the companies doing work in the power line field as part of the MSD project might be in a position to remove the bridge. Removing the bridge would require heavy equipment, skilled labor and know-how. Unnerstall Construction Company, from Washington Missouri, working on the MSD project, was approached by the Board on March 8, 2024. Unnerstall seemed receptive to the idea. On March 27, 2024, the Board voted to negotiate with Unnerstall Construction for removal of the bridge.
 - e. The negotiations with Unnerstall include
 - i. Unnerstall agrees to demolish and remove the bridge at no cost to the Village. The concrete material from the bridge will be broken into manageable pieces and placed along the bank of the creek for stabilization. Other parts of the bridge that are not used for stabilization will be disposed of by Unnerstall according to material type. Disturbed grassy areas will be graded then planted with Fescue seed and straw.
 - ii. In exchange, our Association gives permission to Unnerstall to transport pieces of broken concrete, clay and silty clay (not larger than 12” per piece) to our powerline field. This material will be used as fill and placed on Village property beginning at the Montessori School along the southeastern edge of the parking lot following the current elevation slope. The upper six inches of fill will be void of concrete or rock larger than two inches. Upon completion of the fill operation, Unnerstall will uniformly grade the dirt and then plant Fescue seed and fertilizer with straw.
 - iii. Unnerstall has provided the Board email communication Unnerstall received from Ameren where Ameren has giving approval for the fill and grading changes and acknowledges that clearance requirements (to the overhead transmission lines) will be met.
 - iv. Unnerstall has provided the Board email communication Unnerstall received from Chesterfield Montessori School granting Unnerstall access to their property.
 - v. MSD has stated in writing that they have no jurisdiction over the bridge removal. However, Unnerstall is working for MSD when they place the fill material in our field.

- vi. Unnerstall submitted a draft agreement to the Board on April 17, 2024. At the board meeting, the Board submitted their suggested revisions to Mary Monachella.
- vii. Unnerstall needs to commence on the bridge removal while their equipment is still in the field.
- f. The Board contacted Ameren 3/27/24. They will install their own temporary bridge if/when access is needed.
- g. Homeowners present at the board meeting expressed their concerns about removing the bridge without an immediate replacement. The Board's position is that the bridge is unsafe and a liability for the Association and that the opportunity to remove the bridge at no cost to the Association is in our best interest. Maintenance of this portion of the field is being handled and a new bridge will be considered at a future time.

Other Business

152 Saylesville Drive, need tree removed.

Upcoming Meeting

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