

Village of Green Trails Association, Inc.
Annual Meeting Minutes
May 15, 2024

Chaired By: Mary Monachella

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

Absent: None

Lot Owner Attendees: Ann Bearden, Rick Butler, Dr. Natasha Connally, Trevor Davies, Carl and Jan Hermann, Christina Mulvenna, Eli Snir

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

Trustee Election Results

Ballots for the annual election of trustees were due May 13th.

Homeowners reelected Mary Monachella (58 votes) and elected Mark Cillo (49 votes) to the Board.

Mary announced that Tom Hornung is retiring. Thank you Tom, for your seven years of dedicated service.

Approval of Minutes

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

Finance and Administration Review

- 1.) The financial documents for the year ending 2023 were reviewed. There were no questions.
- 2.) The annual budget for 2024 shows an excess of expenses over revenue in the amount of approximately \$43,000. Based on the assets we have on hand, we can cover this shortfall at this time. However, the Board continues to identify that future assessments may need to be raised to cover possible on-going yearly losses.
- 3.) The financial documents for April 2024 were reviewed and accepted.
- 4.) Tom explained the process our management company uses to inform homeowners when their assessment payment is late.
 - a. Step 1: Assessments are due 30 days after billings are sent out.
 - b. Step 2: Every 30 days thereafter, our management company sends letters to homeowners who are late in paying. After 4 letters have been sent (120 days lapsed), our management company reduces the frequency of sending these letters to 60 days. The management company continues to send the letters every 60 days until the Board instructs the management company to take other action.
 - c. The management company charges each homeowner's account \$25.00 for each letter sent, but, the management company invoices the Association each month \$25.00 for each letter sent to homeowners. The Association pays the invoice upon receipt. Eventually when the homeowners pay the assessment and late fees, the Association is reimbursed for the cost they have laid out.
 - d. As of 4/30/24, there are a total of 10 homeowners who owe the Association a total of \$14,335.00 and whom are more than 90 days overdue in making payment.
- 5.) Scottsdale Insurance Company who carries our Commercial General Liability Policy, has declined to renew policies of this nature. Our insurance broker is collecting bids and expects to present options within the month.
- 6.) The Board agreed to include the subject of reserves to fund storm issues, the lake and the bridge on future agendas.

Grounds Review

- 1.) Year 2023 Grounds Recap
 - a. Mowing Contract – The mowing contract was up for renewal. Previously, the Association had a five year contract with Terrill. Nine companies were given the opportunity to bid but only three companies responded to the RFQ. Terrill provided the most competitive bid. A three-year contract was signed with Terrill covering the mowing seasons for 2024, 2025 and 2026.
 - b. Erosion - Two erosions projects were completed in 2023 in the areas of 14079 Camberra Court and 14375 Ladue Road. As rains increase in volume and severity, erosion can become an issue. Please inform the Board of things you see becoming a problem.
 - c. Lake – In 2022, MSD referred to the lake as a “retention pond” and required that we lower the depth of the lake to the depth indicated on the 2007/2008 plans for the spillway. During 2024, the Board

anticipates hiring a company to measure the depth of the lake, assess the current state of the lake, and evaluate the need to remove silt.

- d. Grounds Projects – An increase in the amount of the annual assessment and the settlement of the contract issue with the Synagogue provided the Association with funds to catch up on a backlog of grounds projects. In 2023 27 grounds projects were completed at a cost of approximately \$69,000.00. In 2022, approximately \$25,000.00 was spent on grounds projects. Homeowners and our mowing contractor bring issues forward to the Board. The Board carefully considers each request, assures the location of the issue is indeed on common ground owned by the Association, can be safely handled by our select vendors, gets completed properly and the funds expended are in the best interest of all 637 lot owners.
- e. Trees – there were no trees planted in 2023.

2.) 2024 Grounds Update

- a. A homeowner on Boxford Court reported that MSD unnecessarily removed trees around the creek on Boxford Court and now the remaining trees are leaning. This is not an Association issue, and Mary provided the homeowner her contact at MSD.
- b. The same homeowner reported a dead tree in what appears to be the Association's common ground behind her property. The Board will evaluate the tree and check for erosion issues.
- c. During the month of May 2024, the Association and Unnerstall Contracting Company (UCC) signed an agreement for UCC to demolish the bridge in the power line field and shore up the creek bed at no cost to the Association in exchange to fill the existing slope along the parking lot of the Montessori School with broken concrete pieces no larger than 12 inches and finish the upper six inches of the fill with small rock, uniformly graded dirt and then plant with fescue seed and fertilizer with straw. The Board will evaluate the request for a new bridge along with other needs the Association must address.
- d. 375 Statesman Court – there is a second tree issue that we may want Metropolitan Tree or Davey Tree to evaluate.
- e. 111 North Green Trails Drive – the arborist will be asked to come back to the property to mark which trees, specifically, should be removed.
- f. 14426 Ladue Road – need to get bids, Terrill doesn't climb trees and can't do the work.
- g. A tree in the common ground at Camberra Court laying on the ground needs to be dragged to the woods.
- h. 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.

Other Business

- a. The Board approved Tom helping for a few weeks as we change to a new treasurer.
- b. It was decided to postpone a discussion about Board of Director officer assignments until the June meeting.

Upcoming Meeting

Wednesday June 12, 2024 at 7 p.m. at City Hall Room 101.