

Village of Green Trails Association, Inc.

Meeting Minutes

July 17, 2024

Chaired By: Mary Monachella

Attendees: Mark Cillo, Micah Roufa, Caryn Carlie

Absent: Trevor Davies, Bob Williams

Lot Owner Attendees: Ann Bearden, Ed Canada, Steve Fink

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

Approval of Minutes

Minutes from the 6/12/24 meeting were approved by email.

Finance and Administration Review

- 1.) The Treasurer was absent, so the Treasurer's report-out of the June financial summary is postponed until the August meeting.
- 2.) Mary sorted, organized, consolidated Association files spanning from 1969. According to Danna McKitrick, the Association's law firm, retention requirements are 5 to 7 years. The files which started off as 30 boxes have been organized to just six. Mary will contact Go Daddy, who manages the Association's website, for information regarding digitizing these files.
- 3.) The owner of the gas station at the corner of Ladue Rd. and Green Trails Drive was in violation of the City of Chesterfield zoning ordinance that prohibits outdoor sales. This is why the snow cone stand is no longer there and why the pizza/ice cream food truck is not operating.

Grounds Review

- 1.) Powerline field
 - a. As reported in the June minutes, the bridge was removed and the stream banks were reinforced using remnants of the concrete from the destroyed bridge.
 - b. In exchange for removing the bridge at no cost to the Association, the Association agreed that Unnerstall could fill an area in the common ground, along the edge of the Montessori School parking lot, with concrete pieces from the work they performed for MSD. The filled area would then be topped with dirt, graded and seeded. Unnerstall received Ameren's approval for the volume of fill (clearance to the overhead power line was maintained) and received the Montessori's approval for access and equipment storage. Unnerstall was at the end of their work at the fill site and had applied dirt and graded.
 - c. A Village of Green Trails homeowner called the Department of Natural Resources and reported that the work was happening in a flood plain without a permit. The City of Chesterfield was alerted and reviewed the area and determined that since the area spilled into a flood area, an additional permit (an additional permit to that which had been obtained by MSD covering the work in the power line field) was required from either the Corp of Engineers or MSD. Unnerstall deemed the additional permit more difficult to get than just quitting the work. So, Unnerstall ripped out the fill material, restored the work area and left the premises.
 - d. As a result of the homeowner contacting the DNR:
 - i. Our attorney had to review our contract with Unnerstall for breach of contract by the Association; breach did not occur.
 - ii. Unnerstall was advising the Association on a culvert-style bridge as a viable replacement to the bridge that was removed. Unnerstall advised that this type of bridge should be a lower cost option than a standard bridge. They were going to assist the Association with this replacement. Working with Unnerstall on this is no longer an option.
 - iii. A low spot, where rainwater is pooling, remains in the field outside of the Montessori School. Unless it's repaired, future mowing could be a problem should equipment get stuck in the mud. The Association does not have authority to add dirt to fill the low spot. Instead, the Association will have to contact MSD and push to require they do it. As part of the original scope of work, MSD is also required to restore the field to a natural state.

- e. The flat spots where the bridge once attached to the land need to be restored. The asphalt, gravel and rock areas need to be returned to their natural state. Terrill is bidding on this work. Seeding will have to wait for cooler weather.
- 2.) Terrill's Action Items
 - a. 14281 Forest Crest Drive – remove dead tree in common ground. Bid \$1,590.00 on 4/30/24 has been approved.
 - b. 14366 Bramblewood Court – remove downed and dead trees in common ground. No bid. Pull tree into the woods.
 - c. End of Camberra Court – cut and remove dead tree in common ground. Bid \$1,010.00 in June.
 - 3.) County Tree Action Items – Mary to get bids.
 - a. 14066 Boxford Court – cut and leave dead tree in common ground
 - b. 14171 Trailtop Drive – cut and leave dead trees in common ground
 - c. 14637 Lake Trails Ct. – cut and remove dead tree resting on lower utility wires.
 - 4.) 375 Statesman Court
 - a. There is a patch of unstable land in the common grounds. Underneath the surface of the land, the ground is hollow. There is a danger that the land could implode, a large tree could fall on a homeowner's property and damage could be done to the power lines.
 - b. Metropolitan Forestry gave us an opinion on how to handle the situation and recommends placing a warning sign at the entrance to this area and consulting with MSD, Ameren, and City of Chesterfield representatives.
 - c. Mary is seeking the assistance of Public Works for the City of Chesterfield, for input and to help engage MSD.
 - 5.) 111 N. Green Trails Drive
 - a. Crowder completed the rebuild of the swale at the hill top. County Tree completed the removal of the trees marked by Metropolitan Forestry.
 - b. The goal was to route rainwater along the top of the hill and out over the ridge toward Ladue Road. The elevation of the swell is not conducive to this goal. A section of the grass area along the ridge needs to be removed so rainwater flows out of the swale and down toward Ladue Road. Caryn will get bids from Crowder and Terrill.
 - c. The remaining hillside, now almost exclusively dirt and tree stumps, needs to be planted with natives, etc. to minimize erosion. While we wait for the natives to take hold, stages of straw wattle need to be placed.
 - d. This project has a high priority.
 - 6.) 121 N. Green Trails Drive – The Board agreed to look at trees that may become a problem.
 - 7.) 188 Saylesville
 - a. A portion of the creek is clogged with plastic tarp and branch debris. Caryn to speak to the trustees on Lake on White Road (who share property ownership with the Association).
 - 8.) 14211 & 14217 Parliament – dead tree limb in common ground hanging over a fence. The Board needs to look at this.

Lake Review

- 1.) Current Observations
 - a. On July 11th, using a sonar device, Mark measured the depth of the lake at various points. (All measurements are approximate.) The deepest points of the lake are on the south side (the far side from Ladue Rd.) where it measured 9'-10.5'. Closer to the island and on the south side it measured 8'. On the side closest to Ladue Rd. it measured 6'. In dry periods, like September, these measurements will fall by 2'.
 - b. The grate is effective at maintaining the lake depth. The grate needs to be kept clear of sticks and debris.
 - c. There is a tremendous amount of sediment, especially on the Ladue Rd. side of the lake.
 - d. The minimum depth should be maintained at 4' to house fish.

- e. MSD requires the 10" PVC pipe remain at a certain height.
- f. MSD considers this pond their drainage pond.

2.) Action Items

- a. What small or regular steps can be taken to keep the lake depth 18" deeper than it is now?
- b. The sonar equipment can take images of the bottom of the lake.

Next Meeting

Tuesday August 20, 2024 at 7 p.m. at City Hall