

Village of Green Trails Association, Inc.
Meeting Minutes
March 19, 2025

Chaired By: Mary Monachella
Attendees: Micha Roufa, Bob Williams, Caryn Carlie
Absent: Mark Cillo
Attendees: Karen Scaglione
Meeting Called to Order: 7:00 p.m. by Zoom

Approval of Minutes

The February meeting minutes were approved by email and posted.

Finance Review

- 1.) The financial report for the month of February was approved.
- 2.) Two bank certificates of deposit mature on March 28. Interest will be paid at that time and the CD's will roll into new CD's at a yet-to-be-determined interest rate.
- 3.) An invoice for \$420.00 for the rental charge for a PO BOX was approved. Dates of rental are 3/1/25 – 2/28/26.
- 4.) Homeowners were emailed their annual dues statement by CPM (Community Property management) on March 18. Annual dues must be paid by May 1. CPM will also send a copy of this statement via mail.
- 5.) The Board discussed adding as future agenda items the topics of "operating reserves" and "big storm fund".

Lake on Ladue Road

- 1) The depth of the lake is coming up a bit, indicating there may be a clog in the drainpipe. The Board will keep an eye on this.
- 2) The renewal of the annual contract for lake maintenance was sent to Tom Hornung. Mary will get the contract and bring it forward to the Board for review and approval.

Grounds Review

- 1.) A storm with severe winds hit the region on March 14. Trees in our common ground were damaged. Mary will hire County Tree to address the issues in the common ground behind Westbury and in the common ground at the lake.
- 2.) This work is on the schedule for Terrill:
 - a. The creek behind 188 Saylesville needs cleaning out. Access to it was denied by the trustees of Lake on White Road. Mary will work with Zak and homeowners on Saylesville to figure out how to access the creek. Mary is considering whether the City engineer should review the clog.
 - b. Remove debris and brush in the field near Forest Crest.
 - c. Trim the bushes along the creek next to 144 Saylesville and the common ground and remove the dead tree on the common ground in the same area.
 - d. Brush hog the powerline field.
 - e. Plant ground cover at 111 N. Greentrails Drive (it's been too wet to plant). The sinkhole is getting larger. Zak should cut up already downed trees and fill the hole.
- 3.) Micah will check on the condition of the power line field. There is a temporary plastic fence remaining from last summer's project that can be removed and there is a tree down.
- 4.) A letter was sent to the homeowner on Gunston Hall regarding the drainpipe running outside their property line. Bob will check to see if the termination of the drainpipe has been relocated.

Other Business

- 1) During March, homeowners received a letter from the Board requesting new board members. There are three open board seats. Elections will occur in May. Board seat #1 is a one-year term (a Trustee resigned before finishing the term). Board seat #2 and #3 are each for three-year terms.
- 2) The draft letter to homeowners regarding the annual assessment increase and the upcoming annual meeting date and time was reviewed and approved.
- 3) These topics will be discussed at the upcoming annual meeting:
 - a. Bridge in power line field – Micah
 - b. Lake conditions – Mark

- c. Finance and budget – Bob
 - d. 2024 grounds – Caryn
 - e. Dues and assessments – Mary
- 4) To spread out the workload between Trustees, the benefits of creating one email address for the Village was discussed. Homeowners could send their requests and questions to this one email address. The email box could be monitored by any Board member. The idea was tabled until after the new board is installed.
 - 5) We discussed that new homeowners might be confused about the various associations that serve their neighborhood, and the functions each association is responsible for. A letter explaining the various associations could be helpful. The idea was tabled until after the new board is installed.

Next Meeting

Next meeting is Tuesday April 15, 2025, at 7 p.m. by Zoom.

The annual meeting will be held Wednesday May 14, 2025, at 7 p.m. at City Hall, Room 101.