

Village of Green Trails, Inc. Meeting Minutes – December 10th, 2025

The regular meeting of the Village of Green Trails Association, located in Chesterfield, Missouri, was called to order by President Mary Monachella at approximately 7:00 p.m. on December 10th, 2025. The meeting was conducted in person at Chesterfield City Hall.

Attendance:

Mary Monachella- Trustee, President

Caryn Carlie – Trustee, Treasurer

Karen Scaglione – Trustee, Secretary

Micah Roufa – Trustee

Ken Koboldt – Trustee

Brett Scarfino- Homeowner/Member

Tom Hornung-Homeowner/Member

Scott Masterson-Homeowner/Member

Absent:

Mark Cillo: Trustee, Vice President

Minutes from the October 2025 Board Meeting were approved.

Financial Report:

Treasurer report for months of October 2025 and November 2025:

- The Board reviewed and accepted the October and November Balance Sheet and Statement of Income and Expenses as prepared and discussed.
- Caryn advised that the entries on the Balance Sheet for the month of October for the three accounts held at Montgomery Bank are not up to date. These accounts were discussed in a subsequent in-person meeting with CPM, our management company who prepares the documents, and the balances entered into the November Balance Sheet have now been corrected and brought up to date.
- Year-to-date through November, the Association has received \$166,494.90 in total income and has incurred expenses of \$126,299.85. Some grounds maintenance ordered for completion this fall has been delayed due to weather; the work may yet still be completed this year.
- The Board will meet in January, after the close of 2025, to prepare the budget for 2026.
- Caryn will review the Association's Certificates of Liability Insurance statements from our vendors and will request new documents from any of those companies whose documents have expired.

Contracts/Invoices:

- County Tree accepted our counter bid of \$450 for stump removal (6) at 14375 Ladue Road. The work was completed and Invoice has been submitted for payment.
- Crowder Construction finished repairing the breach on the hill behind 111 N Greentrails Road and the invoice has been paid (\$2150).
- Terrill contract #2025-157 for \$1500 (removal of two dead trees in fields) was completed and paid.
- Terrill contract #2025-168 for \$300 (dead branch off 14225 Ladue) and contract #2025-159, Option 1 for \$400 (bamboo control in the north field using a brush hog) were both completed and paid.
- Terrill contract 2025-159 Option 2, Clean up outer edges around all the common ground with the brush hog has not yet begun.

Grounds:

- Leaf removal on those common ground areas (lots) open to and near the street has not yet begun due to weather. It will be done in December.
 - Mary gave update on situation 3 Saylesville homes backing to the creek at Lake on White Road. Update: emails were sent to all homeowners prohibiting dumping of debris into the lake.
- The Board will ask Terrill to provide a scope of work for installing a culvert in the powerline field to provide access for the mowers.

New Business:

- Consider information to be added to our website: (example: introduction page).
- Recruit new trustees

Next Meeting:

January date (TBD) in person at Chesterfield City Hall