

Village of Green Trails, Inc.

Meeting Minutes – March 23rd, 2026

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 March 23rd, 2026. The meeting was conducted virtually by Microsoft Teams.

#### Attendance

Mary Monachella- Trustee, President  
Mark Cillo – Trustee, Vice President by phone  
Caryn Carlie – Trustee, Treasurer  
Karen Scaglione – Trustee, Secretary  
Micah Roufa – Trustee  
Ken Koboldt – Trustee  
Brett Scarfino- Homeowner  
Lisa Berger -Homeowner

#### **Approval of Minutes**

February 2026 minutes were approved at this meeting.

#### **Financial report by Caryn Carlie**

- The February financial report was reviewed and there were no objections.
- CPM contract expiring at end of the year in December 2026.
- Certificates of Liability Insurance were collected from our vendors.
- The Board agreed that the amount of cash CPM is holding can be reduced and agreed to have \$40k CD transferred to the Association when the CD matures on April 8.

#### **New Business**

- Schedule B (CPM) reported by Mary- rates increased (portal fees/software fees).
- An Activity Log has been created which includes activities and documents with due dates and expiration dates listed so actions can be taken on time.

#### **Invoices/Contracts by Mark**

- Lake is stable currently.

#### **Elections report by Mary**

- Ballot to be sent to homeowners.
- Caryn Carlie and Micah Roufa are not running. Karen Scaglione announced she is resigning and Lisa Berger announced she would like to run. Ballot to be adjusted and mailed after everyone.

**Grounds report by Mary**

- Terrill will do spring clean-up (\$1,800) per contract.
- Lake on White Road trustees have cleaned up Lake area/trimmed trees.
- Terrill is waiting for our decision to place culvert bridge on Lake of White Roads property.
- Investigation of a dead tree in the middle of the lake. Mark to review.
- A site visit is needed in the common grounds behind 14058 Boxford Court because of a fallen tree into the homeowner's property line.

**Future Business**

- The Board agreed to explore Google Workspace, or something similar, for productivity enhancements

**Miscellaneous:**

- CPM is seeking a decision from the Board regarding a garnishment demand of a homeowner. Ken to contact Angie Hite for more information.

Meeting adjourned at 8:30 pm.

Next Meeting

TBD