

Village of Green Trails Association, Inc.
Meeting Minutes
January 15, 2025

Chaired By: Mary Monachella

Attendees: Micah Roufa, Bob Williams, Caryn Carlie

Absent: Mark Cillo, Trevor Davies

Attendees: Dan Hurt

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

Approval of Minutes

The December meeting minutes were approved by email and posted.

Finance Review

- 1.) The financial reports for the month of December and the year 2024, and the budget for 2025, will be reviewed and discussed at the next meeting.
- 2.) The invoice from Danna McKitrick in the amount of \$485.00 for end-of-year corporate work was approved by email and in-person votes.
- 3.) Mary will speak to Community Property Management, and Tom Hornung, regarding preparation of the Association's taxes.

Lake on Ladue Road

- 1) There is discussion to dredge the lake on the Ladue Road side in early spring. This part of the lake is as shallow as 8" deep in some places.
- 2) It was reported that people were seen on the ice, and a hockey net was seen too. The signage at the lake reads "Warning Thin Ice Keep Off No Skating" to warn people of potential danger. The board is reviewing the existing signage at the lake.

Grounds Review

- 1.) The board has approved work to be completed by Terrill at our contracted rate, but the work has not yet been performed:
 - a. Clean out creek behind 188 Saylesville.
 - 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)
 - i. The sinkhole may have re-opened and needs to be reviewed by Crowder and Terrill for possible fixing before the planting is completed.
- 2.) Terrill has suggested that a culvert-style bridge might work as a replacement to the bridge removed in the powerline field. A reference was given to a video on You Tube (search on City Billy culvert bridge) which explains what that type of bridge is and how it is installed.
 - a. Micah will speak to Michael Albersworth of Vestal and Mary will speak to Unnerstall on the subjects of drawings and permits.
- 3.) The trustees of Lake on White Road said that Terrill could access the powerline field from their subdivision for a one-time cleanup.
- 4.) A suggestion was made to ask Hanneke Tree Service for a bid to remove the oak behind 375 Statesman Court.
- 5.) There is a report of downed trees along the common ground property boundary near Ladue Road between the Montessori parking lot and the home facing Old Woods Mill Road.

Other Business

- 1) It was reported that people were gathering and letting their dogs run loose in the area near Greentrails Elementary School. Chesterfield's Public Health and Safety Committee will be considering a proposal that all dogs on public property be leashed. The proposal will be presented at the next PH&S meeting.

Next Meeting

Wednesday February 12, 2025, 7 p.m. in the multi-purpose room located on the first floor to the right of the elevators.

Village of Green Trails Association, Inc.
Meeting Minutes
February 12, 2025

Chaired By: Mary Monachella
Attendees: Mark Cillo, Bob Williams, Caryn Carlie
Absent: Micah Roufa, Trevor Davies
Attendees: None
Meeting Called to Order: 7:00 p.m. City Hall

Approval of Minutes

The January meeting minutes were approved by email and posted.

Finance Review

- 1.) The financial reports for the month of January were approved.
- 2.) The 2025 budget was reviewed and approved. The annual assessment for 2025 has been increased from \$230.00 annually to \$250.00 annually for residential lot owners and \$500.00 annually for non-residential properties. This is an increase of 8.7%. The last time the assessment was raised was in 2018. The Village Indenture requires that the Board annually assess upon the Owners the assessment reasonably necessary to pay the costs for general maintenance, administrative cost and reserve amounts; and the amount of the annual assessment shall not increase by more than 10% over the prior year's assessment without approval of 55% of the Owners.
- 3.) An invoice for \$7,000.00 from Hanneke Tree Service for removal of the tree behind 375 Statesman Court was approved.
- 4.) Trevor Davies resigned today as Treasurer and from the Board.
- 5.) Bob Williams will serve as Treasurer through May 2025 until elections are held.

Lake on Ladue Road

- 1) The lake level is up and holding there. The lake is in good shape now. This summer, after the lake level has naturally receded, we may consider dredging the edge facing Ladue Road to increase the lake depth there. The Board will reach out to developers in the area to see if there is any interest in taking the dirt dredged up; the financial arrangement to be worked out.

Grounds Review

- 1.) The board has approved work to be completed by Terrill at our contracted rate. Terrill will begin the work shortly:
 - a. Clean out creek behind 188 Saylesville.
 - 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)
 - i. The sinkhole may have re-opened and needs to be reviewed by Crowder and Terrill for possible fixing before the planting is completed.

Other Business

- 1) The content of the letter to homeowners was reviewed and finalized. The letter provides information about the Board roles. There are openings on the Board that need to be filled.
- 2) The Board began discussing the frequency of the board meetings, possibly seeking to reduce the number of meetings. According to our by-laws, an annual meeting is required. Special meetings may be called by the Board or by Owners, subject to giving proper notice about said meeting.

Next Meeting

Wednesday March 19, 2025, at 7 p.m. by Zoom. Please note that the annual meeting will be held Wednesday May 14, 2025.

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.

Village of Green Trails Association, Inc.
Meeting Minutes
April 15, 2025

Chaired By: Mary Monachella

Attendees: Mark Cillo, Micha Roufa, Bob Williams, Caryn Carlie

Attendees: Ken Koboldt

Meeting Called to Order: 7:00 p.m. by Zoom

Approval of Minutes

The March meeting minutes were approved by email and posted.

Finance Review

- 1.) The March financial report was discussed.
 - a. Two Montgomery Bank CDs matured on 3/28/2025. Interest earned rolled into principal. Two new bank CDs, each in the amount of \$53,706.04, were issued at an annual interest rate of 3.94%, maturing on 10/28/25.
 - b. The amount of cash at Montgomery bank was revised to \$29,416.45.
- 2.) Community Property Management (CPM, our management company) sent out assessment notices for \$250.00 to be paid by May 1, 2025.
- 3.) An invoice from Kwik Kopy for a letter to homeowners regarding ballots and assessments was approved for \$890.83.
- 4.) These invoices were approved during the month of March:
 - a. Terrill \$850.00 – per 2024 contract for erosion control, spot spray-seed and fertilize.
 - b. Terrill \$3,105.00 – per 2024 contract for clean up, planting, trimming and brush-hogging.
 - c. County Tree \$3,400 – cut down dead tree and drop into woods at 213 Trailtop Court and pick up branches at 14217 Forest Crest Drive.
 - d. County Tree \$2,100 – Cut and drop tree at 239 Heather Crest.
- 5.) The annual contract for lake maintenance, serviced by Lake Management Services, Inc., was approved by the Board and signed on 3/30/25. Only one of 4 applications increased in price from last year's contract and increased only \$10.00 per service call.

Lake on Ladue Road

- 1) Debris from the recent storms blocked the drain and began to cause a backup. The spillway held as designed. A board member cleaned up a sizeable amount of it and the water level of the lake dropped back to a more normal level. Two piles of debris still exist. Mary will call Terrill to clean up the area.
- 2) A board member suggested that we start having the lake services start early in the month of March, rather than in April to quell the algae and muck that begins to build in March. Mary will call the lake management company to request that services, contracting and billing start earlier next year.

Grounds Review

- 1.) The Board approved a bid by Davey Tree for \$5,400.00 to cut and drop two trees that have fallen into each other after the recent storms at 188 Saylesville. A tree from the common ground fell into the homeowner's tree and together both now threaten his home.
- 2.) A tree in the common ground at 14006 Boxford Court has uprooted and the Board approved a bid from Davey Tree to cut and drop it for \$1,800.00.
- 3.) There is a tree with exposed roots in the common ground near 14057 Augusta that may fall. Micah will assess the situation.
- 4.) Debris from a construction project was left behind 14014 Camberra Court. It's illegal to dump in the common grounds. Micah will assess the situation.
- 5.) There is a downed tree on Ladue Road across from the lake which needs to be assessed.
- 6.) The creek behind 188 Saylesville is clogged with debris. The clogged area is on the shared property line of our Village and Lake on White Road. Terrill has been hired to clear the clog and needs equipment on site, including a pickup truck, to complete the job and haul the debris. There isn't sufficient access from our Village property. We have asked for access from Lake on White Road, but it was not granted due to concern about tire tracks. Mary will ask the homeowner to document the clog and our Board will approach the trustees on Lake on White Road later in the year when the ground firms up for the 200' of access needed.

- 7.) A letter was sent to the homeowner of Gunston Hall regarding the drainpipe running outside their property line. Bob will check to see if the termination of the drainpipe has been relocated.
- 8.) A black plastic fence remains in the power line field to keep the silt at bay. The fence should be taken down by Unnerstall once the ground cover grows up.
- 9.) The hill at 111 N. Green Trails Drive was planted with natives. Bob will assess the erosion issue under one tree and make a determination of what can be done.
- 10.) A live locust tree from the common ground fell across two points of a homeowner's/board member's fence. The homeowner will present a bid to the Board. The Board is considering whether this grove of locust trees should be cut and dropped.

Other Business

- 1) The insurance policies for the Village expire 6/1/2025 and the Board has requested bids from our insurance broker.

Next Meeting

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

Village of Green Trails Association, Inc.
Meeting Minutes
May 14, 2025

Chaired By: Mary Monachella

Attendees: Mark Cillo, Ken Koboldt, Micha Roufa, Bob Williams, Caryn Carlie

Absent: Karen Scaglione

Attendees: Jan Hermann, Stan Emerick, Mark Koritz, Rosann Leake, Scott

Wilson Meeting Called to Order: 7:00 p.m. In person

2024 Annual Meeting Review

- Finance and Budget Review – Bob provided insight into the revenue and expense line items of the 2025 budget and the expenses for 2024. For 2025 revenue is projected to be \$168,250 and expenses \$172,550 resulting in a deficit of \$4,300; at this time, there is an excess of cash to cover this shortfall. In 2024, revenue was \$155,095 and expenses were \$125,313 resulting in an excess of \$29,782. A copy of Bob's handout is attached to these minutes.
- Grounds Review – Caryn noted that \$100,000 was spent on grounds (mowing, erosion and tree removal) in 2024. The Board's response time to homeowner's requests has been quick and the work completed in a timely manner, as much as possible. The Board will add to future meeting agendas a discussion point on creating a reserve for damage in the common ground from big storms. A suggestion was made to partner, where possible, with the City of Chesterfield for big storm clean-up.
- Lake Review – Mark reported that both the water level and clarity of the water are in good condition. He regularly monitors the primary spillway (the drain) and keeps it clear of debris. The secondary spillway is working as needed, but the preference is directing the water to the primary spillway to avoid erosion at the secondary spillway. Several years ago, a corner of the lake was dredged of silt, the silt was dried then removed. The cause of the silt was run-off from an apartment development that was not properly sited. At that time, the City of Chesterfield's insurance policy covered our cost. This has the potential to be an on-going problem at this corner of our lake and this issue is monitored. The lake is about 10' deep at its deepest point and between 18" and 3.5' at its shallowest point (depending on the season). A suggestion was made to utilize the Department of Conservation's free fish-stocking program; however, our fish population is reproducing naturally.
- Bridge in Powerline Field – Micah provided the history of the bridge, the liability from its deterioration, the opportunity to remove it at no charge to the Association, and the challenges of installing a new bridge. Replacing the bridge will continue to be a discussion, as will evaluating access points via common ground. A suggestion was made to contact the City of Des Peres who has a similar sized bridge in one of their parks.
- Dues and Assessments – Mary advised that 13 homeowners have substantial assessments in arrears. The Association works with CPM and our attorney who each notify these homeowners. Homeowners in arrears are encouraged to reach out to the Board to discuss payment options.

Election Results

- Bob Williams, who has served on the Board for eight years, is retiring from the Board. We want to thank Bob for his years of service, and the expertise he brought to our Board and Association. Thank you, Bob.
- Micah Roufa was re-elected and will serve the remaining one-year term of a Board member who departed.
- Ken Koboldt was elected to a three-year term.
- Karen Scaglione was elected to a three-year term.

Thank you, Bob, Micah, Ken and Karen. Duties will be discussed and assigned at a subsequent meeting.

Approval of Minutes

The April meeting minutes were approved by email and posted.

Grounds Review

- 1) The Board approved.
 - a. \$1,500 for County Tree to remove 2 Locust trees that fell from the common grounds onto a fence at 131 N. Green Trails Drive.
 - b. \$1,145 for Terrill to remove 2 down trees in the common ground.
 - c. \$385 for Terril to clear down trees at 181 Gunston Hall.
- 2) The Board will review the hillside at 111 N. Green Trails for erosion and water diversion issues.

Other Business

- 1) The insurance policies for the Association expire 6/1/2025 and the Board is in the final stage of reviewing the quotations. A suggestion was made that other Associations have lakes, too, and to find out who their insurance policies are underwritten by.
- 2) The Board would like to provide new homeowners with a guide to the various HOA's and Associations within the Village of Green Trails, specifying who does what, and their contact information.

Next Meeting

The next meeting date, time and location is TBD.

Village of Green Trails Association, Inc
Meeting Minutes
June 25, 2025

The meeting was called to order by president Mary Monachella at 7:10 pm via zoom.

Trustees attending: Ken Koboldt, Caryn Carlie, Micah Roufa, Karen Scaglione, Absent: Mark Cillo

1. Approved May minutes via email and posted: **These were approved.**
2. Board needs to select officers and describe duties: **This was completed. Mary M-President, Mark C-VP, Caryn C-Treasurer, Karen S-Secretary, Ken K-IT/Website, Micah R-Construction**
3. Board approved annual insurance (both officers and liability) renewal totaling \$10,472.25/ **Approved.**
4. Mark spoke to lake management contract company to partner on ways to improve the lake in the future. **Pending**
5. Caryn called Ameren to report an abandoned wood power line pole in common ground between 141 and 151 N. Green Trails Drive. Need to see if it has been retrieved. **Pending**
6. Grounds Issues:
 - Caryn visited 384 Chateaugay with Kevin Segar, arborist from Metropolitan Forestry, regarding live tree in common ground leaning badly toward Toni Powderly's home. Metro's bid for removal was \$3,000. Paul at Gamma Tree confirmed the need to remove asap. Gamma's bid was \$2,000. Mary signed an emergency contract for removal. Invoice need approval. **2K Approved.**
 - Caryn met County Tree on site visit at 14310 Bramblewood for tree down in common ground. See bid. Needs a vote. **\$2450 Approved.**
 - Construction debris was left behind 14014 Camberra Ct. Has owner been contacted? **Pending**

- Micah may have evaluated ground erosion at 111 N. Green Trails Drive. Next steps? **Pending**
 - Present family on Portico have a tree issue and want someone to take a look. **Micah to eval/Pending**
7. Major grounds issues in the powerline field with creek between VGT and Lake on White Road subdivision. Weather prevented our clean up attempt to clear debris behind 188 Saylesville (reported by owner Ron Shaw) After a discussion with Susan Chapman from LWR, there is more to the story.... Ron is building berms on our common ground.
Discussion tonight. **Pending, Ron (Homeowner to be spoken to and given instructions to take Berm down). May need to send formal letter, Mary to contact Susan Chapman.**
8. Mary says Trails West was cited incorrectly by Chesterfield to remove 4 trees at 14375 Ladue Road. Mary expects Chesterfield to cite us. See pictures. More to follow. **We have not been cited at this date, however this is pending.**
- 14375 Ladue: Tree fell over/ Terrill cut up the tree/City picked up.
The homeowner at East of 14375 reported to Chesterfield that trees needed to be removed.**
9. New/Other Business
- Jeff: Lawyer: voted to keep him as our attorney.**
- Awaiting Finance interest to be posted for May 2025**

Next meeting **July 16th 2025 at 7pm using Google Meets**

Village of Green Trails Association, Inc.

Meeting Minutes

July 16, 2025

Chaired by: Mary Monachella

Attendees: Mark Cillo, Ken Koboldt, Micah Roufa, Karen Scaglione, Caryn Carlie

Homeowners in Attendance: Bob Williams

Meeting Called to Order: 7:00 p.m. by Google Meets

Approval of Minutes

The June meeting minutes were approved by email and posted on the website.

Financial Review

The newly appointed treasurer, Caryn Carlie, has requested more time to review the monthly financial summary prepared by CPM. Therefore, the documents were not approved. Instead, June and July documents will be approved at the next meeting.

Lake

- Mark Cillo worked w/ Lake Management Services Company, our contractor for lake maintenance, and discussed chemical applications can commence earlier in the spring as long as the lake temperature is above 45degF. The quantity of chemicals applied is based on the amount of water in the lake at the time.
- Mark suggests we consider removing the stipulation on what sized fish can be removed from the lake. Currently, we are a catch and release lake. No fish can be removed. We need to stay this way or we will have non-residents parking at the lake and fishing. Mark asked if we could make an exception and let him go out and remove the medium-sized fish so they do not become larger. We ok'd this.
- He suggests that once the temperature of the water cools down, we consider stocking the lake with additional adult bluegill. Children who fish in the lake prefer this. Restocking can be done at the cost of \$1.00/fish. Letting kids keep these fish is another discussion.
- Mark has asked Terrill to remove the logs accumulating at the spillway and near the drain. Mary will call Terrill and remind them to do it.

Grounds

- 14046 Boxford Court: Downstream from this property a tree and major debris formed a dam blocking the creek. The Board approved a bid from County Tree for \$2,200 to remove the dam.
- Creek from Synagogue to Saylesville: Mark volunteered to walk along the creek and look for blockages. He will ask Brandon from County Tree to walk with him.
- 111 N. Greentrails Drive: Micah Roufa reports the erosion work installed last year has failed. Rainwater is running over the rock berm onto property owner's hillside instead of running down toward Ladue Road. Mary to arrange an early morning site visit with Crowder and several board members.
- 121 Portico: Micah confirms there are 2 trees in the common ground that need to be cut and left in the common ground. We need a bid for this work. A group of 3 trees on or near that property are also

dead. Caryn is to determine if these trees are on Association common ground or private property. If they are on common ground, we need a bid to cut and remove them.

- 131 N. Greentrails Drive: A live locust tree in the common ground is in a precarious position and threatens the fence and pool of the property owner. Within the last two months, a different locust tree fell on the owner's fence and damaged it. The fence is being replaced in August, and the homeowner wants this live locust removed. The homeowner offered to pay \$300.00 toward cleaning up of the common grounds once the tree is removed.
- 14229 Parliament: The homeowner reported that there is a pile of tree limbs in the common ground. Caryn verified that they are in the common ground under a pine tree in the area just off the street access. Mary to ask Terrill to remove the limbs.
- 14375 Ladue: Mary to request that the City of Chesterfield arborist meet with our Board to identify the trees he claims need to be removed to meet the City of Chesterfield's requirement that if a tree is 50% dead, it must be removed.
- 14369 Ladue Road: There is a cable (internet, phone?) hanging low in our common ground. Caryn will investigate. Audry Crudden on Ladue is unaware of the reason for the lines.
- 14310 Bramblewood: Caryn confirmed that County Tree did a good job and completed the work as quoted.
- 141 and 151 N. Greentrails Drive: Caryn confirmed that the utility pole abandoned in the common ground is still there. Caryn originally reported this incident to Ameren on 6/10/2025 and called again 7/22/2025. Ameren's phone number is 800-552-7583. The ticket is active in its construction department. The ticket # is 33386643.
- 188 Saylesville:
 - The homeowner agreed to remove the berms built in the common ground. Caryn confirmed this was completed.
 - The Lake on White Road HOA president Susan Chapman and Mary agreed that The Village of Green Trails Association would pay for creek clean up near 188 Saylesville property into the power line field and Lake on White Road Association would pay for cleanup upstream of that.
 - Mary will call Terrill to begin our part of the work.

Other Business

- The Association signed a contract to retain Jeff Schmitt of J. Schmitt Law, LLC, as our attorney. Jeff has been our attorney for years. He recently left Dana McKittrick and started his own firm. Should our Association need legal representation in the court of law, Jeff will partner with Dana McKittrick at that time. Dana McKittrick will continue doing our corporate reports.
- The Board is discussing ways to improve the website.
 - Ken Koboldt is already making improvements to the website.
 - The Board agreed to add contact information to our website for specific subjects and frequently asked questions.

Village of Green Trails Association, Inc.

Meeting Minutes – August 27, 2025

Call to Order

The regular meeting of the Village of Green Trails Association, located in Chesterfield, Missouri, was called to order by President Mary Monachella at approximately 7:10 p.m. on August 27, 2025. The meeting was conducted via Google Meet video conference.

Attendance

Mary Monachella – Trustee, President

Mark Cillo – Trustee, Vice President

Caryn Carlie – Trustee, Treasurer

Micah Roufa – Trustee

Ken Koboldt – Trustee

Absent: Karen Scaglione – Trustee, Secretary

Approval of Minutes

The July 2025 minutes were previously approved via email and posted to the Association's website.

Financial Report

Treasurer Caryn Carlie, in her new role as treasurer, reported that she has reviewed 4 income accounts (Montgomery Bank Account, Montgomery CD Accounts (2 of them) and Reserve for Road Maintenance Account) for monthly bookkeeping accuracy back to January 2023; and has reviewed expense accounts (including all of the subaccounts within the categories of Administration, Grounds and Insurance) for monthly bookkeeping accuracy back to January 2025. There are 4 updates that CPM needs to make to bring their books into balance with the Village's records. Those updates should be posted by CPM into the August and/or September CPM financial reports.

Caryn Carlie has reviewed the July financial report.

Liens and Legal Action

- The Board discussed the policy and timing of filing liens versus proceeding with lawsuits against homeowners whose annual assessments and penalties are greater than \$1,000.00.
- The Board is awaiting information from Mary Monachella regarding the legal costs associated with pursuing a lawsuit, in order to determine costs and to establish clearer thresholds for when to proceed.

Reimbursements

- The Board approved reimbursement of \$72.36 to Mary Monachella for the renewal of the Villageofgreentrails.org domain name (the cost covers two years plus insurance).

Contracts and Invoices

Approved and/or Submitted for Payment

- County Tree Contract #412 – \$2,000 (locust tree removal behind 131 N Greentrails)
 - Completed – no further action.
- Terrill Invoice 77864 – \$2,100 (grounds cleanup including debris removal at Opinsky and Crudden)
 - Completed – no further action.
- Gamma Tree Contract – 121 Portico (removal of two dead trees) - \$1,750
 - Approved online, but work not yet performed.
- Terrill Invoice 77867 – \$4,300 (creek cleanup at 188 Saylesville with Lake on White Road Subdivision, powerline brush hog, tree trimming at lake)
 - Board approved at this meeting.
- Terrill Invoice 77870 – \$1,253 (brush removal along hillside behind 111 N Greentrails)
 - Board approved at this meeting.
- Terrill Bids (Three Proposals) (tree removals, remove debris at lake, perimeter late fall/early winter maintenance, bamboo control in north field, culvert agreement with Lake on White Road subdivision) after walking the grounds.
 - Pending Board approval.
 - Board to review bids. Trustees Mark Cillo and Ken Koboldt will review some items within the proposal and report back before the September 30 meeting.

Grounds Issues

- Erosion at 111 N Greentrails
 - Photos will be sent to Greg Crowder.
 - Mary Monachella, Caryn Carlie, and Micah Roufa will meet him on-site in the early morning following review of the photos. The hillside will likely need to be weed-wacked 3x per year to keep the locust trees from growing; consider adding this step to Terrill's yearly contract.
- Chesterfield Arborist Meeting
 - Caryn Carlie and Mary Monachella scheduled to meet Chesterfield's arborist at 14375 Ladue on August 28, 2025 to identify which trees the arborist cited for removal.

- Lake and Creek Walk-Through

- Vice President Mark Cillo reported that he had already walked both the creek area and the perimeter of the lake with Branden from County Tree.
- They concluded that current conditions appeared acceptable.
- No follow-up actions were required at this time.

Other Business

- Website

- Board discussed website upgrade options.
- Slight adjustments to content will be made to the website in an effort to reduce the volume of contact requests and better serve residents.
- This project is ongoing and will continue to be discussed in future meetings.

- Email Handling

- Options considered for handling incoming requests from the website, including shared or rotating forwarding.
- No final decision was taken.

- Subdivision Indentures

- Discussion of posting individual subdivision indentures online.

- Meeting Schedule

- Proposal to move meetings to Tuesdays to enable Secretary Karen Scaglione to attend.

Next Meeting

The next regular meeting was scheduled for September 30, 2025, at 7:00 p.m. and will be conducted via Google Meet video conference.

Adjournment

There being no further business, the meeting was adjourned by President Mary Monachella shortly before 9:00 p.m. Central Standard Time.

Respectfully submitted,

Ken Koboldt

Meeting Minutes – September 30th, 2025

Call to Order

The regular meeting of the Village of Green Trails Association, located in Chesterfield, Missouri, was called to order by Vice President Mark Cillo at approximately 7:01 p.m. on September 30th, 2025. The meeting was conducted via Google Meet video conference.

Attendance

Mark Cillo – Trustee, Vice President

Caryn Carlie – Trustee, Treasurer

Micah Roufa – Trustee

Ken Koboldt – Trustee

Karen Scaglione – Trustee, Secretary

Gary Rottler-Guest Homeowner

Absent: Mary Monachella – Trustee, President

Approval of Minutes the August 2025 minutes were previously approved via email and posted to the Association's website.

- Financial Report
- Treasurer Caryn Carlie reported that the Association's 3 bank CDs mature in October. All three CDs will be rolled into new short-term bank CDs at the prevailing rate. One of the CDs, with a current value (as of 7/31/2025) of \$55,641.80 will be rolled into a new CD in the amount of \$40,000.00 and the balance will be added to the cash account at CPM (Community Property Management, our property management company).
- Caryn reported that CPM has not yet recorded income for 2 CDs (interest of \$533.35 each) and income for road maintenance (\$212.00) so the Total

Assets reported on the 8/31/2025 Balance Sheet are understated. Caryn has emailed CPM and CPM shall make these updates on the September Balance Sheet.

- Caryn made note that in the month of August the Association was charged \$1,892 for legal fees. Legal fees are charged to the Association for expenses related to collecting unpaid assessments. The Board agreed to table a discussion on legal fees and collection fees related to accounts in arrears until a future meeting.
 - The Board accepted the financial packet for 8/31/2025 as presented, with CPM making the above adjustments on next month's report.
 - CPM has assigned our Association a dedicated associate for all matters except collections; collections will still be handled by Angie.
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Ken proposed a way to help control budget would be to use Angie's list, Thumbtack, sites that offer service providers to allow for cheaper rates. Thinks it would help the board work easier. Does this save the board time? Can we get 3-5 quotes. Possible grouping of non-emergency trees to save money. Gary states he thinks face to face is good, however young service providers do different things regarding labor and pricing. It is important to post our insurance requirements as they are challenging, and service providers need to understand our insurance requirements.

Contracts and Invoices

-Arborist viewed the common ground at 14375 Ladue and marked trees to be trimmed or removed. County Bid tree was approved online / and invoice for \$3800.00 was paid afterward when completed.

-6 small stumps to be removed, County Tree bid \$600 in which it would be cheaper to do in the winter. The removal of the stumps is pending.

Gamma Tree removed the 2 dead trees at 121 Cortico Invoice for \$1750 was paid.

Caryn reported that Invoice dated in September was paid to Terril for \$340 sprayed the rock on hillside at 111 North Green trails drive.

111 North Green Trails Drive. The problem was addressed last year and this year. Stones to direct the water to Ladue Road, as well as corrected issues by removing trees were falling/ and by planting ground cover. The problem still exists due to a large area of the stones have collapsed by another erosion hole under the stones, in which the water is now going back over the hill. Also, even though the repair cost was already approved by the Board and the job ordered, the Board added a discussion about having Crowder warranty or guarantee that this repair would fix the problem. We agreed to approach Crowder on this matter and ask how he could partner with VGTA for a permanent fix. We also understand erosion issues can be difficult to permanently fix. We may not get a guarantee, but we are still proceeding with the repair work

All (except Ken who refrained from voting) agreed to vote yes on moving forward after discussion for \$2,150).

Terril bid \$1,750 to remove 4 dead trees at trail top drive, the field at Cambeara court, 14225 Ladue Road, and the lake was approved, and the work has begun the limbs at the lake were removed.

Terril bid for removal of 2 dead trees at Forest Crest, the entrance to Diplomat field / entrance to big field for \$2,000 has been approved and sent. Caryn made a comment (they quoted the price of \$2,000 for individual trees, as a package it was \$1,500, so we will approve the \$1,500).

Terril bid for late fall /winter maintenance of bamboo in north field using a brush hog. Honey suckle/Brush Price total is \$400 for Bamboo removal, and up to \$2,400 for the entire perimeter. Proposal is \$1,200-\$2,400. Discussed the concept that this Brush/ect butts up to the perimeter of the woods. We could possibly allow the perimeter to come in a little and we did not treat the perimeter as a hard line but slightly newer each year. Downside of leaving the perimeter? Most

of it is honeysuckle which is invasive. Do not want to upset neighbors. We need to look to the future.

-Voted to Approve: Micah, Mark, Caryn, Karen,... (Ken refrained)

-No agreement with Lake on White Road for a small culvert. Mary is handling this project at this point, and some portions of this whole project will be at VGTA expense, and some at Lake on White Road.

Approval needed for Terril bid for \$300 the branch at 4425 Ladue- ALL approved

Grounds and Issues

Update on Lake:

Due to no rain/ been in drought/ lake dropped. Standby draining quickly then water can replenish. Need to look at long-term solutions. Possibly shut pipe off to preserve flow/volume of water? Shut off valve?

Future Meeting

-Next meeting to be Tuesday October 21st, 2025, at 7pm Google Meet.

Meeting Minutes – October 21st, 2025

Call to Order

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 October 21st, 2025. The meeting was conducted via Google Meet video conference.

Attendance

Mary Monachella- Trustee, President

Mark Cillo – Trustee, Vice President

Caryn Carlie – Trustee, Treasurer

Karen Scaglione – Trustee, Secretary

Micah Roufa – Trustee

Ken Koboldt – Trustee

Approval of Minutes the September 2025 minutes were approved via October meeting and pending post to the Association's website.

Financial Report

Treasurer Report:

Balance Sheet:

Caryn has been working with CPM, our Village's management company, on a few transactions.

CPM's financial report for month ending 9/30/2025:

Account 1010 Montgomery Bank account is understated by \$212.00

Account 1021 Montgomery Bank CD account is understated by \$533.35

Account 1022 Montgomery Bank CD account is understated by \$533.35

Account 3025 Reserves for Road Maintenance is understated by \$212.00

Updates should be complete by the end of October.

Certificate of Deposits:

Three CD's mature in October.

CPM has cashed out a CD that matured on 10/7/2025 in the amount of \$56,241.03 and bought a new CD @ \$40,000 @ 3.60% APY maturing 4/8/2026. The balance was moved into a money market.

Two Montgomery Bank CD's mature 10/28/2025 and will be rolled into new short-term CDs at the prevailing rate.

Contract/Invoices

-Electrical box area at 14375 Ladue / Ask County Tree for a bid to remove 6-7 stumps. Will propose \$400-\$450. Mary will ask County Tree.

-Crowder construction repairing breach at 111 N green trails road/ We are on Crowders schedule to have the repair completed.

-Terrill contract #157 for \$1,500 to remove 2 dead trees in Diplomat field/make sure stump is removed low enough for mowers/ #168 for \$300 for dead branch at 11425 Ladue/Church (Both have not been completed yet).

-Terrill contract #158 is completed at \$1,750 for 4 locations that needed work completed. Terrill found more work that needed attending to...a 2nd branch to be removed at lake/very large Ash Tree fell from wooded area on Trailtop Drive/common ground/cut apart. Bill increased to \$2,830. Increase improved per committee.

-Terrill Bamboo/Honey suckle/Perimeter control signed contract/approved. The entire perimeter clean-up was approved as an hourly charge ranging from \$1200 to \$2400.

-Leaf removal on all lots adjacent to street. Zach starts in November. Leaf removal is annual and always charged on an hourly rate without a particular limit since it has to be done.

-Mary met with Susan Chapman from Lake of White Road. They walked from power line behind the 3 houses on Saylesville circle. Susan has spoken to Ameren and Ameren cleared the debris out of field and hauled it to the woods. MSD will replace the drain coming off Finger Lake Court

down the hill. Susan as well will investigate dredging out creek across the power line field and behind the 3 houses off the power line field.

-Next steps:

-Create a tentative budget for 2026

-In person meeting in December 2025/ tentatively looking at 12/10 as possible date.

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