

Village of Green Trails Association, Inc.

Board of Trustees Monthly Meeting Minutes

Date: Tuesday, July 21, 2026

Time: 7:00 p.m.

Location: Google Meet

1. Call to Order

2. Roll Call and Determination of Quorum

- In attendance: Mary Monachella, Mark Cillo, Brett Scarfino, Ken Koboldt, Lisa Berger

3. Approval of June 9, 2026 Meeting Minutes

- Minutes approved via email.

4. Treasurer's Report

Review the June 2026 financial statements posted to the CPM portal on July 10.

- See Financial Statements
- Brett asked if we should consider moving additional funds from CPM to CD's? We will revisit this in October after mowing and storm season.
- Invoice from attorney, Schmitt to be paid - \$900 - approved by all.

5. Unfinished Business

A. Power Line Field Culvert and Access

- Mary reported that LOWR is no longer mowing their common ground that we wanted to place the culvert on, so this solution is on hold for now. We need to find another solution for mowing the power line common ground behind Saylesville Dr.
- Lisa will ask neighbors on Saylesville if we can access using their yard? If we have no practical way to mow the property, we can't mow. We currently mow every 10 days.

B. TICK Utility Easement Request

- No response as of our meeting date from our letter, we are closing out this issue until/unless we hear anything else from TICK or their attorney.
- Proposal to approve an invoice of \$900, proposed by Ken, second by Brett, all approve.

C. Boxford Court Creek Tree

- We agreed to perform an Independent Risk Assessment on the tree.
 - Ken - recommends St Louis Tree Pros - \$150 bid
 - Mary - we have used Kevin Seeger in the past for \$100

- Ken proposed up to \$200 expense to do the assessment, Mary seconded, all approved.

D. Boxford Court Property Visit

- The June 9 meeting minutes identify the property as **14062 Boxford Court**.
- Lisa and Brett visited the property. The dead tree appears likely to be on VGTA property.
- The underground drainage pipe carries water from the rear between the neighboring yards and discharges toward the creek. Brett reports that MSD has advised the owner that the pipe is the owner's responsibility.
- We will get a bid to remove the tree, Ken will contact County tree to provide a bid.

E. Augusta — MSD Sewage Leak and Turf Follow-Up

- MSD indicated that it would perform dye tracing and/or address the subsided turf and might flag the pipes if more extensive replacement work was necessary.
- Brett will follow up with MSD to see the results of the testing.

F. Google Workspace Implementation

- We will move forward with 2 licenses. Ken will handle purchase and implementation this week.

6. New Business

A. Storm Damage and Common-Ground Tree Work

County Tree LLC Estimate No. 487 — \$1,550 - All approved.

The estimate is limited to:

- **375 Statesman Court near the woodline — \$1,000:** Remove one dead tree to the ground and haul away debris.
- **14381 Ladue Road — \$100:** Cut up one downed trunk and haul away debris.
- **Silver maple near street — \$450:** Remove one dead limb and haul away debris.

Terrill Contracting Proposal No. 2026-123 — Gunston Hall and Big Field at 14229 Parliament Drive

Mary reports two additional areas involving dead or damaged trees, branches, and brush in the field behind Parliament Drive. She described both trees as approximately half dead. Rebecca provided photographs of the location near 14229 Parliament Drive.

The Terrill proposal dated July 20, 2026, includes:

- **Gunston Hall, first tree — \$680:** Remove one large locust tree and haul away debris.
- **Gunston Hall, second tree — \$680:** The heading identifies the second tree, while the description states "remove two large locust trees." Confirm the intended scope.
- **Gunston Hall combined price — \$1,100:** Price stated if the two Gunston Hall items are performed together.

- **Big Field, half tree and limb — \$490:** Remove the downed limb and half tree and haul away debris.
- **Big Field conjunction price — \$390:** Price stated if performed with other approved work.
- **Big Field at 14229 Parliament Drive, tree and limbs — \$690:** Remove the tree and limbs and haul away debris.
- **Big Field conjunction price — \$500:** Price stated if performed with other approved work.
- All approved.

Additional Reported Locations

Review the status of inspections or bids for:

- The damaged pine tree and hanging limb near **14048 Calcutta Drive.**
 - *Custer - Ken will go to assess*
- Three reported dead trees between **14019 and 14023 Wethersfield Terrace Court.**
 - *Cecelia Perez - Lisa will go to assess*
- Two reportedly dead trees somewhat behind **104 Ladue Glen Court.**
 - *Gary Lazaroff - backs to businesses - dead trees on the business property or common ground - Mary will assess*
- Two reported trees in the field behind **14015 Camberra Court.**
 - *Corley/Cruchella - trees in common ground behind*
 - *Ken/Brett will assess*
- Deltona - debris is being thrown there behind the fence
 - *This is owned by the Enclave at Green Trails - Ken will reach out and let her know.*

B. Missouri American Water Company Easement Requests

- No urgent due date. We will table this until the next meeting.

C. Fee and Fine Waiver Request — 167 Seabrook Drive

Discuss and vote on the homeowner's request to waive:

- **\$3.75 late fee**
- **\$25.00 collection fee**
- **Total requested waiver: \$28.75**
- All approve with a note that VGTA will have to absorb the \$25 collection fee charged by CPM.

7. Assignments and Follow-Up

Confirmed responsible Board members, spending limits, documentation requirements, and deadlines for approved actions.

8. Next Meeting

Confirm the next meeting date, time, and location.

- Tuesday, August 25th @ 7 pm

9. Adjournment