

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.