

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.