

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

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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.