

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