

Meadowbrook Farm / Clarkson Estates Subdivision
Board of Trustees HOA Meeting Minutes
Thursday, April 24, 2025
Chesterfield City Hall Conference Room

Call Meeting to Order

The meeting was called to order at 7:00pm. Board members were present: Brad Barks (Treasurer), Lisa Monachella (Secretary), Peter Clark, John Thompson and President Carol Fine. All board members present introduced themselves. Mike Moore (Ward 3 council person) introduced himself. Reminded the room the Board reviews and agrees upon the minutes before the next meeting so we can have them posted before the next meeting. Copies were still available at the meeting and homeowners were asked if anyone had questions or concerns about them. No one objected and no edits were requested.

Council person Report

Mike provided well wishes from Lane Koch who was unable to attend. She was on the ballot for the April election running unopposed. Mike announced the new mayor, Dan Hurt, who was our previous council person. The city council also passed a leash law requiring all dogs to be on leashes when off homeowner property. As a dog owner himself, Mike reminded the group of the dog park at the end of Baxter (Eberwein) and what a great resource it is. Mike said the demo part of the mall is finishing up. Next on the project is grading the land to get it ready from infrastructure.

Financial report

Brad presented the financial status of the subdivision. He reviewed the balance sheet and income statement. He reminded the group letters will be going out to the delinquents on the assessment. We are about \$20,000 behind in income. We owed nothing this year after filing taxes but we should expect to owe in the future on interest income which will not be a lot.

Common Ground

We have four spruce-ups planned for this year. For efficiency, we are starting to pay for the large debris to be chipped up and removed. A plea was made for homeowners to cut any wild grape vines they notice. We do not want them killing the trees. The first spruce-up event found erosion which the Board already knew was happening in various parts of the neighborhood. Board members were able to show residents where money would be spent and why. The recent priority though is recent downed trees from the storm damage. We are trying to get to everything we can immediately but vendors are swamped with business. A question arose on who was paying for the downed trees. For instance, was the Board paying if the downed trees were living versus dead. It was stated due to the situation, the Board was trying to cover everything. Carol provided a list of what the Board currently had for downed trees by the storm. Some homeowners voiced frustration on how much

money was being spent on tree removal. Colleen Clark was recognized for her work on splitting and transplanting daffodils throughout the parks in the subdivision.

Indenture revision

Pete reminded the audience of the process. Stated we had just completed the review of the by-laws and were working on the first sections of the indenture. Brad reminded everyone these next sections for review would be covering how invasive the Board should be. A homeowner voiced that the Board should set a standard for the subdivision. New (recent) homeowners stated the reason they moved to Chesterfield was because of the reputation.

Deer Study

John stated that the data gathering had closed. He thanked everyone who participated in providing information. Once the data is neatly presented in a report, it will be provided to the Board for review. At this time, the Board will determine a game plan, if needed, on next steps. An owner voiced the concern the Board was trying to eliminate the deer altogether. John explained that is not the intention. The Board will try to develop a solution that will benefit both the community and the deer.

Social Events Committee report

The Spring Fling due to weather had to be canceled. The Committee and the Board tried a new method of communication: a postcard. This saved many hours of hanging fliers on every door. The residents in attendance had compliments on the postcard. The Board will look into using this method for other things as well. The next attempt for a social get together will be this summer. One resident mentioned the return of a 4th of July parade.

Slab Replacement

Carol reminded homeowners that sections of the street Country Ridge Drive from Parasol Drive to Winterhaven Court and Country Ridge Drive from Cedar Forest Court to Willow Ridge Court will be replaced this year. Homeowners residing in the area received a letter from Chesterfield regarding the project. Carol attended the informational meeting at Chesterfield about the project. They announced the same contractor who completed the slab replacement work at Country Ridge and Schoettlor Valley would be doing the work in our subdivision. A homeowner announced they were impressed with the work on the other side of Baxter and glad to hear it was the same crew. The business has a 92% rating.

Mike Moore offered to verify the information. His follow up through email was the following:

Regarding the question about slab replacement on Country Ridge Drive: We will be replacing concrete slabs on Country Ridge Drive from Parasol Drive to Winterhaven Court and Country Ridge Drive from Cedar Forest Court to Willow Ridge Court. Those will be replaced as part of Project B, which has been awarded to M and H Concrete (same contractor as Project A referenced in the question). We expect that work in this area will start middle/late May. If you need anything further on this let me know.

Homeowners' Forum

As encouraged, owners ask questions through the meeting. At this time though, one homeowner voiced a concern about a home at Parasol and Country Ridge with how the cars are parked. The feeling is that this is a dangerous situation. This invoked a conversation about city ordinance on appearance standards. Mike Moore said he would follow up with code information. Here is his follow up through email:

From Elliot Bown, Assistant City Administrator:

In response to the question regarding an "appearance" code:

While the City of Chesterfield does not have a separate "appearance code," we do enforce minimum exterior maintenance standards under Section 500.140 of the City Code. These standards require that structures be kept in good repair, exterior surfaces maintained, and properties kept free of deterioration visible from the public way.

Additionally, the City's Nuisance Code (Section 215.030) addresses issues such as excessive weeds, overgrown vegetation, accumulation of debris, and other conditions that may create blight or safety hazards.

Subdivision indentures may adopt additional or more restrictive standards but cannot permit conditions that would violate the City requirements.

The Board will take this into consideration when working on the indentures and if anything should be specifically added. Then the concern about kids on "motorized vehicles" was mentioned. This is in

reference to what appears to be mini bikes. Mike Moore also agreed to follow up with information on this situation. Here is his information:

From Cheryl Funkhouser, Chief of Police:

Regarding the section about motorized vehicles (kid sized vehicles, small motorcycles, go-carts etc.) The definition of a motor vehicle, according to City ordinance, is "any self-propelled vehicle not operated exclusively upon tracks, except farm tractors and motorized bicycles." Therefore, per City ordinance, they are considered to be motor vehicles (self-propelled), and any motor vehicle that operates on a City street has to be properly licensed. Any operator of a motor vehicle has to possess a valid operator's license. This ordinance also applies to golf carts, atvs and utvs. In addition, they are not allowed to be operated on a sidewalk.

The restrictions that Mr. Geisel referred to regarding engine size is related to a state law that provides that scooters that have a cylinder capacity of under 50 cubic centimeters are not required to be licensed with the State and can be operated on a public street if the driver has a valid driver's license.

Motorized bicycles that have a cylinder capacity of under 50 cubic centimeters, and which also have pedals capable of propulsion by human power, are not required to be licensed by the state and do not require the rider to have a driver's license. They may be operated where bicycles are permitted.

The meeting adjourned at 8:44 pm.