

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

Call Meeting to Order

The meeting was called to order at 7:00pm. Board members were present: Lisa Monachella (Secretary), Peter Clark, John Thompson and President Carol Fine. Brad Barks (Treasurer) was not present due to resigning. He and his wife were congratulated on selling their home and permanently moving to Florida. Mike Moore (Ward 3 council person) introduced himself as did Lane Koch (Ward 3 council person). Mayor Dan Hurt attended the beginning of the meeting for nostalgia purposes as he had been the former Word 3 council person for over 30 years. Copies of the April meeting minutes were provided and posted prior to the meeting. It was asked if any present had issues or concerns. No one objected and no edits were requested.

Council person Report

Mike provided an update on the mall. The demo is largely complete. Grading to prepare for the infrastructure and shaping the lots will be next. This should take about 12-18 months. The council is discussing the aqua center. It is 20 years old and showing its age. A consultant has been hired to help determine what to do. If the center has to be shut down either for good or to replace/repair, the council will try to find a neighboring center for our homeowners to use. Dan addressed concerns regarding parking with an owner mentioning a garage. Dan talked about all the options the council has been researching. He asked for support on what they will be recommending. An owner asked about street work on Highcroft. Upgrading is taking place. Lane reminded everyone about the Report a Concern option (click to fix) to report any sidewalk issues.

Deer Study

John along with Darcy Capstick provided a summary of the study. The full report along with a slide summary is posted on the mf-ce.com site. You will find them under the Important Documents section. Nothing needs to be done at this time. This is the start of considering deer management when it comes to the common ground. Education is being provided on how to handle gardens knowing the deer in the subdivision. This was also a start to improve community relations regarding deer hunting with the neighborhood and city of Chesterfield. This study is the base line so when future studies are done, we will be able to see changes in the population. One interesting item found from the trail cameras used was dogs not being on leashes. Everyone was reminded of the update ordinance stating all walking pets are required to be on leashes when outside off the owners property. A huge thank you was stated for all who helped out with the study.

Financial report

John presented the report for Brad. Regarding this year's assessment, most late in paying have now paid. We have about 40 remaining unpaid and will receive lien letters. Spring storms had their impact as we have spent about 60% of the year's tree removal budget. The money budgeted for tree and shrub replacement, refurbishing cul-de-sac and parks, and invasive honeysuckle eradication has not been spent. There just has

not been an opportunity to start these projects. Mulching though was underbudgeted by approximately \$5,000 (for the year). We have already used additional legal time which has not yet been billed but will be reflected in the third quarter. Insurance also comes due this time of the year as well. Hard copies of the lien letters CVTO sends out are a \$125 charge for each lien. It is a cost out of pocket for us at first but is required to be paid back by the homeowner. Pete took the opportunity to rebid our insurance coverage. We are currently with Travelers and will stay. The process showed us we are being given a competitive rate. Other companies would be charging us \$700 to \$1,000 more for the same coverage.

Common Ground

Carol covered the drainage issues located at various places across the subdivision. Chesterfield and MSD engineers have provided feedback on the issues. Regrading will be needed in several areas which will be expensive. A plan will need to be developed to figure out how to tackle all the spots needed. Carol also discussed the number of trees handled in the first half of the year from all the storms. We had spent \$12,000 of the \$20,000 tree budget. Also, none of the trees were on the list created in 2024 to be handled so those trees still need to be dealt with. Carol then brought up the spruce ups that were scheduled in the fall last year and spring this year. The participation has dropped so it is the same volunteers each time. The Board is grateful for the help we have had but the volume of maintenance needed especially with the Honeysuckle, might require professionals to be hired. While the cost savings from the help was a plus, the spruce ups were primarily intended to be a reach out program for neighbors to socialize. One owner did voice disappointment and stated the owners who were around the areas being landscaped should have helped as they were reaping the benefits of the work.

Indenture revision

Lisa gave an update on this process. The Board had completed their initial review. Their adjustments and feedback were sent to the lawyer. The lawyer agreed to some of the changes but educated us on why some changes should not be made. We are now ready to engage with the indenture committee. At the time of this meeting, we only had about five to six volunteers. Therefore, if anyone at the meeting was still interested to let us know afterwards as meetings would be starting in August.

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.

Homeowners' Forum

As encouraged, owners ask questions through the meeting.

The meeting adjourned at 8:44 pm.