

**Meadowbrook Farm / Clarkson Estates Subdivision
Board of Trustees HOA Meeting Minutes
Thursday, October 23, 2025
Chesterfield City Hall Multipurpose Room**

Call to action

Carol Fine started the meeting at 7:00 PM with a welcome to everybody in attendance. Board members in attendance for the October 23 annual meeting were Carol Fine (President) and Lisa Monachella (Secretary). John Thompson (Treasurer) and Pete Clark were unable to attend. Carol went around the room providing introductions and explaining who was not present. Carol also announced that Council people were not in attendance due to the fact that this was the annual meeting and there was much on the agenda. Carol explained the first items on the agenda were the items to be voted upon, starting with the budget.

2026 Proposed Budget

Questions regarding the proposed budget. Circled around erosion issues, drainage, common ground, specifically the trees and island cleanup. From those in attendance, there were opinions on both sides with regards to how the money should be spent. Time was provided for the audience to vote whether or not to pass the budget.

Open Trustee Positions and Process of Voting

For this year's annual meeting, there were three positions that needed to be filled, 2 that were up for re-election and one fulfilling a resignation. On the ballot were three candidates, Sara Feldmeier, Mark Ivancic and Vlad Belyaev. Since there are three people running and three open positions, the purpose for a vote is to determine which two candidates will get the three-year terms. Vlad was unable to be present at the meeting. However, Mark and Sara were given an opportunity to speak to the audience with regards to their participation on the board.

Voting Results

Voting commenced. Ballots were passed out to the audience and collected. Two audience members volunteered to tally the votes. Final determination was the Proposed budget passed while Mark and Sara got the most votes and are filling the three-year open term positions.

July Meeting Minutes

The July meeting minutes were briefly reviewed. No questions or concerns from the audience. Therefore, the July meeting minutes stand with no corrections.

Indenture Restatement Update

It was announced that final edits were sent over to the lawyer. After suggestions from the Homeowner Indenture Committee were collected. A special meeting is scheduled for November 13th at the Baldwin Golf Club for all homeowners to have the ability to ask questions of the lawyers. In the next week or two, all homeowners will receive in a mail a draft copy of the bylaws and indentures for review. Questions will be solicited prior to the meeting to increase the efficiency of the meeting as we expect many owners to have the same questions. Since this is a

reinstatement of the current indentures, Homeowners will be voting for all of the reinstatement or none of the reinstatement. A question was asked if we could vote on each article at a time.

Feedback on street resurfacing project this summer

Feedback on this project was specifically solicited by board members. Many homeowners were not happy with how it affected the school bus routes, they were not happy with the cleanup and it appeared it was inefficient as some spots were done twice with regards to replacing concrete. Also the new concrete is rougher than what was there and there was a line of sight issue with the truck and equipment at the intersection when needing to turn.

Railing on paver steps in common ground

Homeowners in attendance were given the heads up with regards to a railing that is being installed at the steps for the walking path which runs between Country Ridge and Golden Rain. It was reported that a little kid was seen falling down those stairs due to not having a hand railing to hold onto while walking. Therefore, due to the risk of injury, the board felt it was necessary to have hand railings installed at these stairs.

Recent social events

Two social events occurred during the latter half of the year. First was the Makers Market in September, which had great attendance and everybody who participated from feedback received enjoyed the event. Thank you to Jenny Donaldson for the idea and coordination. The second was in October, a movie night. Participation in this event was lower than the previous year. Reason for low attendance is not known but could be weather or possible kids sporting events.

Bow Hunting

The audience was reminded that bow hunting season has commenced. There is no bow hunting currently in our neighborhood. However, there are two homes that have elected to allow bow hunting in Claymont Woods, backing up to the common ground behind Kempwood Drive. All the homeowners along Kempwood Dr. and Golden Rain that back to this common ground were sent a notification so they can plan accordingly. Bows should be properly marked so please notify Chesterfield if you come across one.

Homeowner Forum

A few items were brought up by homeowners in attendance, first being the light at Country Ridge and Parasol. Apparently it is leaning and needs to be taken care of. Also, with the discussion of the concrete project, Conversation arose with regards to aprons on driveways and what Chesterfield does to replace them or how they are replaced. It was also suggested to add maps to the website with regards to where the common ground is in the subdivision and what streets are part of the subdivision.

The meeting adjourned at 9pm.