Meadowbrook Farm / Clarkson Estates Subdivision
Board of Trustees HOA Meeting Minutes
Thursday, July 23, 2026
Chesterfield City Hall - Multi Purpose Room

Call Meeting to Order

The meeting was called to order at 7:01 p.m. For the first time, the meeting was also offered virtually through Zoom. Board members present were: Lisa Monachella (Secretary), Mark Ivanic (Treasurer), Sara Feldmeier, and President Carol Fine. All board members introduced themselves. City Council Member Mike Moore also introduced himself.

Homeowners were reminded that the Board reviews and approves the minutes before the next meeting so they can be posted in advance. Printed copies were available, and homeowners were asked if they had any questions or concerns. No objections or edits were requested.

City Council Person Report

Mike Moore provided updates, focusing on the Fall 2026 ballot, which includes a bond proposal requiring a use tax. The proposal totals **$34 million** and would allow Chesterfield to overhaul the aging city pool and develop a modern aquatic center. Due to rising maintenance costs, the council chose to let residents decide whether to update the facility or close it permanently. External data indicates that an aquatic center can increase property values and attract younger families.

The Board asked attendees about recent e-bike and mini-bike activity. Many reported that incidents appear to have stopped. It was noted that Manchester and Ballwin are considering ordinances addressing similar issues. Mike confirmed he had heard the same.

Financial Report

Thirty-two owners are behind on annual assessments for the first time. Ten additional owners were already delinquent and are not included in the thirty-two. **Twenty-three owners will receive lien letters**, giving them 30 days to become current before a lien is placed on the property.

No questions were asked. The largest expenses for the year continue to be **trees/landscaping** and **legal**.

Indenture Restatement Update

The committee met again in June. Extensive discussion and revisions took place. Lisa will incorporate all feedback into the second draft provided by the attorneys. The committee agreed that many concepts were acceptable, but the legal wording was too complex. AI tools were used to simplify difficult language.

Once updated, the revised draft will be returned to the committee for final review to ensure all agreed-upon changes were made. The document will then be sent back to the attorneys for legal verification. After approval, a new copy will be mailed to all owners for review and feedback.

Common Ground

Tree removal remains a priority and falls into two categories: **Eleven dead trees were removed** and **Six storm-damaged trees were removed** or hauled away.

Dead limbs were trimmed from street trees in the parks. Homeowners were reminded that they may trim their own street trees, as Chesterfield does not provide tree-trimming services.

A stump was removed in Parasol Park, allowing grass to be planted.

A homeowner asked about planting new trees. Due to cost and maintenance, the Board currently has no plans to replace removed trees.

The Board proceeded with the MSD grant process. Chesterfield collects applications and forwards them to MSD. Two locations received riprap bids:One location received bids of $12,000-$**13,000 and** the other received two drastically different bids: **$13,000** and **$59,000**. Grant announcements are expected **no earlier than late 2025**.

Updates were provided for the islands on Kingsman Circle and Thistlebriar Court. Dead and declining foliage was removed and replaced with boxwoods. The Board thanked nearby homeowners who volunteered to water the new plantings.

Miscellaneous

Two upcoming events were announced: **National Night Out – August 4** (games, ice cream truck, face painting) and **Youth Maker's Market – September 12** (open to children connected to any homeowner).

Twelve home improvement applications have been submitted and approved this year. Nineteen violation letters have been issued: 3 for vehicle issues, 7 for trash cans, 2 for illegal signs, and 7 for tall grass/overgrown beds.

Twelve new families have moved in since January. Two properties previously used as rentals are no longer rentals.

Two properties have been repeatedly reported to Chesterfield: one for overgrown vines and holes in the siding. The owner has begun addressing the issues, and the vines have been removed. Another for construction equipment stored in the backyard with no active work, creating an eyesore for neighbors.

To encourage greater use of the parks, the Board is installing a **“My Little Library.”** The Board thanked Sarah and her husband for facilitating the purchase and assisting with installation. The goal is to support young readers and make reading enjoyable.

Homeowners’ form
As encouraged, owners ask questions during the meeting.

The meeting adjourned at 9pm.