

County Downs Homeowners Association
Board of Directors Meeting Minutes
September 15, 2025

I. MEETING DETAILS

Chairperson: Sammi Gregory, President

Secretary: Jennifer Weable

Date: 9/15/2025; **Time:** 6:00 PM

Location: County Downs Clubhouse; **Street Address:** 7817 Chesley Drive

City: Columbia; **State:** MO **Zip Code:** 65202

II. CALL TO ORDER

Meeting officially called to order at 6:33 PM by the HOA Secretary.

III. ROLL CALL

1. Doug Weable, President of the Board
2. Aubrey Smith, Vice President of the Board
3. Dan Hargis, Board Member
4. Sammi Gregory, President (Absent)
5. Pat Stueber, Assistant Treasurer
6. Jennifer Weable, Secretary

IV. APPROVAL OF LAST MEETING'S MINUTES

Motion by Dan Hargis and seconded by Aubrey Smith and Doug Weable to approve minutes for the August meeting.

V. OFFICER REPORTS

1. President – N/A
2. Vice-President – N/A
3. Treasurer Treasurer's report is available on County Downs website: [Treasurer's Report – September 2025](#)
4. Secretary
 - i. Review email from optional member with board and officers
 - ii. Report on delinquent members

VI. COMMITTEE REPORTS

1. Committee for Rewriting By-Laws and Covenants – ON HOLD

VII. OLD BUSINESS

1. Pending Legal Actions – No update
2. Memorandum of Agreement Letter for Optional Members – Hold for future meeting
3. Administrative Area in Clubhouse – Hold for future meeting
4. Sign at Front of Neighborhood – Hold for future meeting

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VIII. NEW BUSINESS

1. **Budget** – Review 2026-2027 budget with Pat. Items to note:
 - i. Insurance company did a valuation of the clubhouse and recommended increasing coverage, resulting in an increase of \$800/year for an annual cost of \$2,500.00 Reflected in 2026-2027 budget.
 - ii. Cost of spraying lotus is increasing as well. Increasing to annual cost of \$1200. Reflected in 2026-2027 budget.
 - iii. Need to continue to collect dues/assessment from delinquent members.
 - iv. Board must approve budget by 11:59 PM on 10/1/2025.
2. **2025 Member Meeting** – Notice for member meeting needs to be sent out no later than October 6, 2025. Will discuss agenda in October meeting.

ACTION: Jennifer to draft email which will include the member meeting agenda.
3. **Clean-up Day** – Hold for October meeting.

IX. OPEN FORUM – N/A

X. ADJOURNMENT

Meeting adjourned at 7:30 PM.

Minutes approved by the Board of Directors.



Jennifer Weable, Secretary

10.09.2025

Date