

County Downs Homeowners Association Meeting Minutes
County Downs Clubhouse
Wednesday, October 18, 2023 - 7:00 PM

Order of Business

1. Call To Order - 7:05 PM

2. Roll Call and Certification of Proxies

In Attendance:

1. Todd Mackey
2. Don Roberts – Block III Member
3. Don Martindale – Block III Member
4. Sharon Holmes
5. Stephanie Coombs (Darryl) – Block III Member
6. Mike and Virginia Lyon – Block III Member
7. Aubrey Smith – Block III Member
8. D'Markus Thomas-Brown – Block III Member
9. Joe Walters – Block III Member
10. Rose Browne – Block III Member
11. Kelly Shields – Block III Member
12. Deborah Pederson – Block III Member
13. Sandra Lenzini – Block III Member
14. Donna Hargis – Block III Member
15. Holly Bush – Block III Member
16. Kris Sjurson
17. Pat Steuber – Block III Member
18. Todd Rauch – Block III Member
19. Doug and Jennifer Weable – Block III Member

Proxies:

1. Tyler Marsing – Block III Member
2. Margarette Ford – Block III Member
3. Jim and Susan Spielman

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3. Proof of Notice of Meeting or Waiver of Notice - See below; confirmed receipt of notice by members in attendance.

September 20, 2023

Subject: County Downs Homeowners Association (HOA) Annual Member Meeting

Dear County Downs HOA Members,

Please consider this official notification of the County Downs HOA Annual Member meeting per the following details:

Date: October 18, 2023

Time: 7:00 P.M.

Location: County Downs Clubhouse, 7817 Chesley Drive

Order of Business

4. Roll Call and Certification of Proxies
5. Proof of Notice of Meeting or Waiver of Notice
6. Reading of Minutes of Preceding Meeting
7. Reports of Officers if any
8. Reports of Committees if any
9. Election of Inspectors in Election
10. Election of Directors
11. Unfinished Business
 - a. Dam Rebuild
12. New Business
 - a. Officers
 - b. 2024 Budget
 - c. Outstanding Dues and Assessments
 - d. Annual Dues Increase (Vote)
 - e. Pending Legal Actions

Board Candidates (3 Year Term)

1. Chase Morrow
2. Aubrey Smith

If you are unable to attend the meeting, and would like your vote included in the quorum, please use the attached proxy form, and give to one of the current board members.

Todd Mackey, President (Outgoing) – 7620 Wade School Road
Todd Rauch, President Elect – 8001 Chesley Drive
Doug Weable, Board Member – 7809 North Pembroke Court

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4. **Reading of Minutes of Preceding Meeting** – Available on the County Downs website (<https://countydownshoa.godaddysites.com/>) :

<https://img1.wsimg.com/blobby/go/1bef27a0-dbc3-4405-bb0c-3f3cfec7b41b/downloads/County%20Downs%20Association-Meeting-Minutes10-22-.pdf?ver=1694701728889>

5. **Reports of Officers if any**

Treasurer, Pat Steuber

- 2022-2023 Financial Report/2024 Budget Expenses:
<https://img1.wsimg.com/blobby/go/1bef27a0-dbc3-4405-bb0c-3f3cfec7b41b/downloads/2023%20Annual%20Meeting%20Treasurer%20Report.pdf?ver=1698348010985>
- For Reference:
 - Number of Block III Members: 35
 - Number of Optional Members: 22
 - Total Number of Paying Members - 57

6. **Reports of Committees if any** – No Committee Reports

7. **Election of Inspectors in Election**

8. **Election of Directors**

Ballot:

This election is for a new board member to serve on the County Downs Homeowners Association Board for a period of three years beginning in November of 2023. Please check the box below to indicate your vote for the new board member.

☐

Chase Morrow

☐

Aubrey Smith

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Candidate 1: Aubrey Smith (Present) – 10 Votes

Candidate 2: Chase Morrow (Not Present) – 8 Votes

Aubrey Smith announced as official winner of board election.

9. Unfinished Business

Dam Rebuild (Todd Rauch) – Samuel Excavating has been paid and their part is complete. Dam project is not finished though. We need grass on the dam and water levels to come up. Lack of rain has been causing issues.

Additional Dam Costs (Pat Steuber)

- Removal of high dive (liability issue)
- Reseeding of dam

Lily Pads (Todd Rauch) - We are also having issues with lily pads (lotus) on the lake. We have had someone spray with drone earlier in the fall. Will continue to spray annually so they do not overtake the lake. Conversation department will spray at no charge when lake comes back up and they are able to get a boat in for spraying.

Beach (Todd Rauch) - We also need to spray the beach for weeds regularly.

10. New Business

a. Officers (Todd Rauch/Pat Steuber) – Officer appointments are for one year and are appointed by board members. All officer positions are open.

- President
- Vice President
- Secretary
- Treasurer

b. 2024 Budget – Details provided in Treasurer's Report

- Mowing of dam (top and side).
- Regular operating costs have increased.
- Continue to rent clubhouse - \$50 to rent.

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- c. **Outstanding Dues and Assessments** – As mentioned in the Treasurer's Report, we have several members (Block III as well as optional) that have not paid annual assessments (dues) and/or special assessments.
- i. Invoices are sent monthly for those still owing back dues and for the dam assessment.
- d. **Annual Dues Increase (Vote)**

Ballot:

County Downs Homeowners Association member annual dues are currently \$100.00 and have not been increased in over ten years. With the rising cost of products and services, it is critical for us to raise annual dues. The board is allowed to raise annual dues without a vote based on the Consumer Price Index (CPI); however, since our dues have remained static for so many years, we feel that a vote is warranted for a larger increase in dues. We are proposing an increase in annual dues effective in 2024. Please vote below by placing an X in the appropriate box.

☐

YES – A yes vote indicates you support raising the 2024 annual dues to \$125.00

☐

NO – A no vote indicates you do NOT support raising the 2024 annual dues to \$125.00

Election Results: Increase Passed

18 Block III members voted in favor of increasing annual dues to \$125 effective January 1, 2024. Invoices for dues will continue to be mailed out in June and payment is due on July 1.

- e. **Pending Legal Actions** – Petition filed again HOA; board and officers cannot comment on the case since it is ongoing, and in the hands of legal counsel.

Case Number: 23BA-CV02599

Case Name: KELLY L SHIELDS V COUNTY DOWNS HOME OWNERS A ET AL

May have to have another assessment in the future for attorney fees.

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- f. **Social Media (Stephanie Coombs)** – Do not currently have any social media. All communication is done via website. There are unofficial communications via Facebook; nothing official though. Stephanie is interested in helping the association with official social media.
- g. **Trash Rack/Grate over Pipe (Deborah Pederson/Pat Steuber)** – Concern over size of gaps in trash rack installed over the concrete overflow box by Samuel Excavating. Trusted installer in Boone County. If we do attempt to modify and then have problems, we would be liable.
- h. **Lake Stocking (Don Martindale)** – Not currently being stocked.
- i. **Socket (Darryl)** – Socket Fiber is not currently available in County Downs. Anybody who is interested in Socket Fiber should go out to the following link to express interest. Much faster speeds. The more interest we have, the more likely they would be to expand the fiber network into our subdivision:

https://www.socket.net/websale/express_fiber_interest.php
- j. **Replacement of Pier (Kris Sjurson)** – On hold until litigation is behind us.
- k. **Ping Pong Table (Sandra Lenzini)** – Would like to donate ping pong table to the association. Todd R. and Doug to coordinate getting it to the clubhouse.

11. Meeting Adjourned – 8:12 PM