

MINUTES

County Downs Homeowners Association Meeting
County Downs Clubhouse, 7817 Chesley Drive
Wednesday, October 15, 2025 – 6:00 P.M.

Order of Business

1. **Call to Order** – Meeting called to order at 6:23 PM
2. **Roll Call and Certification of Proxies** – Quorum Reached for Vote
 - a. **Proxies Received:**
 - 1) Holly Bush
 - 2) Daniel Bryant
 - 3) Roger Pederson
 - 4) Virginia Muskett-Lyon
 - 5) Joe Walters
 - b. **Mandatory Members Present:**
 - 1) Stephanie Coombs
 - 2) Kristen Frye
 - 3) Mike & Mary Beth Gillum
 - 4) Dan Hargis
 - 5) Lori Humphrey
 - 6) Sandy Lenzini
 - 7) Don Martindale
 - 8) Christian & Sophia McPeak
 - 9) Melvin Phillips
 - 10) Todd Rauch
 - 11) Eddie Reno
 - 12) Don Roberts
 - 13) Kelly Shields
 - 14) Aubrey Smith
 - 15) Pat & Cindy Steuber
 - 16) Doug & Jennifer Weable
 - c. **Optional Members Present:**
 - 1) Tommy, Sammi, & Sable Gregory
 - 2) Steve & Peggy Cooper
 - 3) Marsha Knudsen
 - 4) Kris Sjurson

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3. Proof of Notice of Meeting

County Downs HOA Annual Member Meeting

C

County Downs Homeowners Association <countydowns@gmail.com>
to Grace, Rose, Mark, Daniel, Mathew, Pat, Mike, David, Benjamin, Zomawia, Neal, Lydia, Christian, Christina, Jim, Kristen, Jessica, County, Mike, Kris, Melvin, Chase, Zachary, Sammi, Joe, Marsha, Andrea, Dan, Dan, Kelly, Sally, Aubrey, Rick, Cindy, Lori, Doug, Todd, <mailto:countydowns@gmail.com>
Date: Oct 2, 2025, 12:45 PM

Dear County Downs HOA Members,

Please consider this official notification of the County Downs HOA Annual Member (mandatory and optional members) meeting per the following details:

Date: October 15, 2025
Time: 6:00 PM
Location: County Downs Clubhouse, 7817 Chesley Drive

Order of Business


1. Roll Call and Certification of Proxies
2. Proof of Notice of Meeting
3. Reading of Minutes of Preceding Meeting (Available Online)
4. Reports of Officers, if any
5. Reports of Committees, if any
6. Election of Directors (Vote for Mandatory Members Only)
7. Unfinished Business
 - a. Pending Legal Actions
8. New Business
 - a. Current Officer Introductions and Upcoming Vacancies
 - b. Clean-Up Day - October 18, 2025
 - c. Lake/Dam Maintenance
 - d. Membership Updates
 - e. 2026 - 2027 Budget


Board Candidates (3 Year Term)
Doug Weable will be rotating off the HOA Board this year. Currently, we do not have any board candidates. If you are interested in running for a board member position, please contact jeweable@zohomail.com as soon as possible to have your name added to the ballot.

Current Board
Doug Weable, President (Outgoing) - 7809 N Pembroke Ct
Aubrey Smith, President Elect - 7807 N Chesley Dr
Dan Hargis, Board Member - 7701 N Chesley Dr

PLEASE NOTE: If you are a mandatory member who is unable to attend this meeting, and would like your vote included in the quorum, please use the attached proxy. The completed proxy can be given to our secretary, Jennifer Weable, by either dropping them off at 7809 N Pembroke Ct, or scanning them and sending via email jeweable@zohomail.com prior to the meeting daytime.

One attachment • Scanned by Gmail

 Add to Drive



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4. Reading of Minutes of Preceding Meeting – Available online: [2024 Annual Member Meeting Minutes](#)

5. Reports of Officers, if any

a. **President** – Sammi reported on accomplishments as well as what association dues have been spent on over the past year.

- 1) Legal Representation
- 2) Dam/Lake Maintenance – Shout out to Doug Weable for coordinating.
- 3) Grass Carp –Grass carp will keep down a variety of vegetation in the lake. Shout out to Todd Mackey for his coordination efforts in getting the carp as well to Dan & Donna Hargis for paying for them.
- 4) Purchased two picnic tables for the beach

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- 5) Purchased a sign for the dam to discourage motorized vehicles and non-members off the dam
- 6) Lake is back up to level
- 7) Dam is holding strong with the repairs

b. Assistant Treasurer's Report – Pat

- 1) Annual dues are going down to \$250
- 2) Budget comes from expenses from the past year and we know certain things will go up
 1. Insurance on the clubhouse
 2. Fire extinguishers installed – will need to have them inspected each year
 3. Lotus spraying
- 3) Added a percentage for anticipated increase and for reserve
- 4) The [Fiscal Year End 2025 Report](#) is out the County Downs website

6. Reports of Committees, if any – On hold until lawsuit is settled.

7. Election of Directors (Vote for Mandatory Members Only)

Don Martindale is the only person who volunteered prior to meeting. There were no other volunteers during the meeting. We did do an official vote of mandatory members and the vote was unanimous to elect Don Martindale to a board position.

8. Unfinished Business

a. Pending Legal Actions

Case Number: 23BA-CV02599

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

Currently reviewing options with our legal representation.

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9. New Business

a. Current Officer Introductions and Upcoming Vacancies

- 1) Pat Steuber – Assistant Treasurer
- 2) Jennifer Weable – Secretary (Open Position)
- 3) Doug Weable – Board of Directors, Outgoing President
- 4) Aubrey Smith, Board of Directors, President Elect
- 5) Dan Hargis – Board Member, Vice President Elect
- 6) Sammi Gregory – President

b. Clean-Up Day – October 18, 2025 (Sammi)

- 1) Bring your spray bottle and rag to clean up inside
- 2) Rain is forecast for Saturday; will notify via email on Friday if it will be postponed.

c. Lake/Dam Maintenance (Doug)

- 1) Mowing back side of dam once a year; may need to increase to twice a year in the future.
- 2) Grass was planted on dam where we had the repair done to prevent erosion and run off.
- 3) Seeding and Fertilizing – hard because we are not getting any rain. Indicated this is a five-year process for growing grass.
- 4) Lotus - Lost the guy spraying the lotus with the drone. We had to find someone else and unfortunately it is costing more. Same guy who is spraying the beach. We will most likely have to spray for them every year.
- 5) Grass carp – Added grass carp this year and will plan on adding them every other year. Recommended two grass carp per acre – 60 each time we do it.
- 6) Riprap Sprayed – Same company that is doing the beach and lotus, sprayed the rip rap this year – wasn't in the budget this year but added to the budget for next year.
- 7) Trees that have grown up on west side – Received bid for \$9000. This would have to be a special assessment that we would have to vote on.

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d. Membership Updates

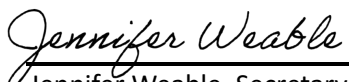
- 1) Rose Brown moved out; Isaac & Summer Anderson moved into her house.
- 2) LaVaughn Ford passed away early this year; Christian & Sophia McPeak moved into her house.
- 3) We lost two optional members because of the increase in dues around the legal fees. Loss of \$874.58.
- 4) Memorandum of Agreement that we have been working on; not implemented yet. Passed out to the optional members at meeting for review.

e. 2026-2027 Budget

- 1) Reminder that when we set the budget we count on the dues being paid to be able to pay the association bills.
 - a. Pat indicated that he is open to us billing again in January. It gives people the opportunity to make payments since it is not actually due until July 1. Money is put in the reserve fund so that it is not touched. He moves it back into our normal operating account once July 1 hits.

10. Meeting Adjourned at 6:51 PM.

Minutes approved by the Board of Directors.


Jennifer Weable, Secretary

11.02.2025

Date