

County Downs Homeowners Association

Board of Directors Meeting Minutes

January 25, 2023

I. MEETING DETAILS

Chairperson: Todd Mackey, President of the Board

Secretary: Jennifer Weable

Date: 1/25/2023; **Time:** 6:00 PM

Location: County Downs Clubhouse; **Street Address:** 7801 Chesley Drive

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

II. ROLL CALL

1. Todd Rauch, Vice President of the Board
2. Doug Weable, Board Member
3. Pat Steuber, Treasurer

III. CALL TO ORDER: Meeting called to order at 6:05 PM

Approval of Today's Board Meeting Agenda – Approved

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II. ROLL CALL

III. CALL TO ORDER: APPROVAL OF TODAY'S BOARD MEETING AGENDA

IV. TREASURER'S REPORT, Pat Steuber

V. OLD BUSINESS

1. Residual Funds from Dam Reconstruct Project
2. Fish Habitat
3. Dan Wright's Request for Excavating Channel at North End of Lake Where Runoff Enters the Lake: Pending; Tabled Until Lake Comes Back Up
4. Rules and Regulations on Website
5. 7805 Pembroke Ct. Lakefront Property
6. Raising Annual Dues

VI. NEW BUSINESS

1. Spring Clean Up Day
2. 2023 Projects
3. Dock Request – Don Roberts

VII. OTHER ITEMS

VIII. ADJOURNMENT

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IV. TREASURER'S REPORT, Pat Steuber

Account	Balance
Maintenance Fund	\$3,248.34
Reserve Fund	\$ 0.00
Special Assessment for Capital Improvement	\$2,975.78

Outstanding Collections	Amount
Annual Assessments (Dues)	\$ 1,200.00
Special Assessment for Dam	\$15,750.00

Two mandatory members are delinquent on the dam assessment, i.e. have paid nothing to date. One of those mandatory members has not paid dues for several years either.

According to the County Downs HOA covenants (Article VI, Section 9), these mandatory members can be charged interest for assessments not paid as well as attorney fees.

ACTION: *Todd M. to contact HOA attorney about sending a letter to the two individuals.*

V. OLD BUSINESS

1. **Residual Funds from Dam Reconstruct Project** – Dam project has been completed on budget with minor incidentals.

ACTION: *Jennifer to remove from future agendas.*

2. **Fish Habitat** – No further action from the Association.

ACTION: *Jennifer to remove from future agendas.*

3. **Dan Wright's Request for Excavating Channel at North End of Lake Where Runoff Enters the Lake:**
Pending; Tabled Until Lake Comes Back Up – No additional work will be completed by the Association.

ACTION: *Jennifer to remove from future agendas.*

4. **Rules and Regulations on Website** – Per Article V, Section 8 of the Declaration of Covenants, the board of directors may adopt and amend rules and regulations. Need to document and post on website the additional established rules and regulations established for the common areas and elements.

ACTION: *Jennifer to create a document for Additional Association Rules and Regulations. Once complete, Jennifer will send to board members for approval. After approval, Jennifer will work with Pat to get posted to website.*

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5. 7805 Pembroke Ct. Lakefront Property

Doug met with Brush & Associates (surveyor) and Simon & Struempch (engineer) to discuss the condition of the shoreline behind said property. Surveyor and engineer would provide the Association with an official report at a cost of \$1,100. General conversation during the meeting is that the wall protecting the shoreline is in disrepair and should be removed. The Board discussed breaking up the wall and using the debris to create a bank, and then filling in with rip rap in areas as needed. If possible, work to be completed by May 2023.

ACTION: Doug to request estimates for completing work and provide to other board members for consideration.

6. Raising Annual Dues (Assessments) – Continued discussion about the need to raise the annual assessment to cover maintenance requirements.

ACTION: Pat to work on budget for next year to present at the spring clean-up day/meeting. Board members should review Declaration of Covenants (Article VI) to determine rules for raising annual assessment.

VI. NEW BUSINESS

1. **Spring Clean Up Day** – May 6th; Rainout Day – May 20th
2. **2023 Projects** – Focus on maintenance items; bring a list of maintenance items to next board meeting.
3. **Dock Request - Don Roberts** (7899 Pembroke Court) - Approved

VII. OTHER ITEMS – N/A

VIII. ADJOURNMENT: Meeting adjourned at 7:40 PM; next meeting of the Board in February 2023.

Minutes submitted by:

Jennifer Weable, HOA Secretary

Approved by:

- ✓Todd Mackey, President of the Board
- ✓Todd Rauch, Vice President of the Board
- ✓Doug Weable, Board Member