

County Downs Homeowners Association
Board of Directors Meeting Minutes
April 16, 2025

I. MEETING DETAILS

Chairperson: Sammi Gregory, President

Secretary: Jennifer Weable

Date: 4/16/2025; **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 6:07 PM by the HOA President.

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
5. Jennifer Weable, Secretary

IV. APPROVAL OF LAST MEETING'S MINUTES

Motion by Doug Weable and seconded by Aubrey Smith to approve the meeting minutes for the January.

V. OFFICER REPORTS

1. **President** – First meeting back; just getting caught back up.
2. **Vice-President** – N/A
3. **Treasurer** – Treasurer's report is available on the County Downs website: [Treasurer's Report - April 2025](#).
4. **Secretary** – Provided a list of delinquent members for board members to review.

VI. COMMITTEE REPORTS

Committee for Rewriting By-Laws and Covenants – ON HOLD

VII. OLD BUSINESS

1. Pending Legal Actions

Case Management Conference scheduled for July 7, 2025, at 1:30 PM.

ACTION: Doug to contact HOA attorney about dock owners attorney asking about amending the covenants.

VIII. NEW BUSINESS

1. Memorandum of Agreement Letter for Optional Members

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Doug created a Memo of Agreement letter for optional members to review and sign.
Execution of plan – hand delivery?

ACTION: Board to review draft and provide feedback at the next board meeting as far as content and delivery method.

2. Spring Newsletter

Ideas:

- Check website
- Current officers as well as vacant and upcoming officer positions (Treasurer, Secretary, Board Member)
- 2025 annual dues – \$337.29 due on 7/1; delinquent on 8/1
- Clean-Up Day – May 18, 2025
- No motorized vehicles on dam (including golf carts)

3. Overdue Invoices

Reviewed document provided by secretary. Reminder to Pat for the following:

- Make certain people are current prior to invoicing them for a clubhouse rental.
- The monies received need to be specifically applied to the Assessment – Dam Fix-2024 so we can have that paid in full.
- Pat suggested making payment to Keith for \$5000. Board voted unanimously to make the payment.

4. Signs on Dam

Need to post signs on the dam for no motorized vehicles.

ACTION: Aubrey to investigate procuring sign.

5. Herbicide Spraying

Spraying beach – do we want to go ahead and give notice to Adkins to spray the beach?

ACTION: Doug to communicate with Adkins to move forward with spraying.

6. Picnic Tables for Beach

The picnic table has been damaged beyond being able to be fixed. Ideally, we would like to have two to three picnic tables. How do we keep them from being moved...chains?

ACTION: Sammi to price tables and provide feedback in the next board meeting.

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7. Administrative Area in Clubhouse

Need to clean up the area to be able to set up anything. A lot of the stuff in the area is Pat's.

ACTION: Dan to contact Pat about removing his stuff from the clubhouse. Aubrey is willing to assist with those efforts.

IX. OPEN FORUM

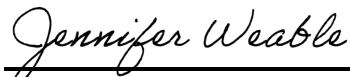
1. Motorized Vehicles in the Easement Areas

Not adding to the agenda at the time; hold until pending lawsuit has been settled.

X. ADJOURNMENT

Meeting adjourned at 7:09 PM.

Minutes approved by the Board of Directors.



Jennifer Weable, Secretary

07.01.2025

Date