

County Downs Homeowners Association Meeting Minutes
County Downs Clubhouse, 7817 Chesley Drive
Wednesday, October 30, 2024 – 6:00 P.M.

Order of Business

1. **Call To Order** – Meeting called to order at 6:00 P.M.
2. **Roll Call and Certification of Proxies** – Quorum Reached for Vote
 - i. **Proxies Received:**
 1. Rose Browne
 2. Margarette Ford
 3. Melvin Phillips
 - ii. **Mandatory Members Present:**
 1. Doug and Jennifer Weable
 2. Pat Steuber
 3. Todd Rauch
 4. Don Roberts
 5. Holly Bush (via Zoom)
 6. Benjamin Decker (via Zoom)
 7. Kristen Frye
 8. Dan and Donna Hargis
 9. Sandy Lenzini
 10. Patricia Lindquist
 11. Mike Lyon
 12. Don Martindale
 13. Kylie Murray
 14. Roger Pederson
 15. Kelly Shields
 16. Aubrey Smith
 17. Joe Walters
 - iii. **Optional Members Present:**
 1. Jeff Elfrink
 2. Chacey Fadler
 3. Sammi and Tommy Gregory
 4. Chase Morrow
 5. Sharon Holmes
 6. Marsha Knudsen-Ausburn and Rex Ausburn
 7. Todd Mackey
 8. Chase Morrow
 9. Jim Spielman
 10. Shannon Trabue (via Zoom)
 11. Dan Wright and (Teresa Wright via Zoom)

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3. Proof of Notice of Meeting

County Downs Homeowners Association

From:countydowns@gmail.com

To:Browne, Rose,Daniel Bryant,Mathew & Casey White,Pat & Cindy Steuber,David Buxman,Benjamin Decker,Hualngo, Zomawia & Mawi,Baker, Neal & Shelby Roberts,Cecora, Lydia,Ford, Margarette,Frye, Kristen,Lindquist, Patricia,Lyon, Mike & Ginny,Phillips, Melvin & Dana,Joe & Amber Walters,Whitney, Andrea,Hargis, Dan & Donna,Shields, Kelly,Humphrey, Lori,Lenzini, Gary & Sandy,Todd & Debbie Rauch,Martindale, Don & Dianna,Murray, Kylie,Roberts, Don & Darylene,D'Markus Thomas-Brown,Gillum, Mike & Mary Beth,Baby,Eddie Reno,Aubrey & Emily Smith,Stephanie Coombs,Hollis, Joyce,Daniel & Tanya Hutton,Bush, Holly,Ryan Thomas,Pederson, Roger & Deborah,Elfrink, Grace,Brown, Mark & Moya,Shepherd, Mike & Tracy,Creason, Christina,Spielman, Jim & Susan,Sjurson, Kris,Chase Morrow,Zachary Beaman,Sammi Gregory,Marsha Knudsen-Ausburn,Zayne Thomas,Wright, Dan & Teresa,Fadler, Alex & Chacey,Rick & Valerie Meyer,Mackey, Todd & Sally,Cooper, Steve & Peggy,Trabue, Shannon & Tracy,Underwood, Barbie,Holmes, Sharon,Avery Linneman,Brown, Charles & Evelyn,Ralph NewportHide

Thu, Oct 10 at 7:46 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 30, 2024

Time: 6:00 P.M.

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

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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. Dam/Lake Maintenance
 - c. Fundraiser Results
 - d. 2025 -2026 Budget
 - e. Annual Dues Increase (Vote for Mandatory Members Only)

Board Candidates (3 Year Term)

Todd Rauch 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 jenweable@zohomail.com to have your name added to the ballot.

Current Board

Todd Rauch, President (Outgoing) – 8001 N Chesley Dr

Doug Weable, President Elect – 7809 N Pembroke Ct

Aubrey Smith, Board Member – 7807 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 and ballot. The completed proxy and ballot 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 to jenweable@zohomail.com prior to the meeting day/time.*

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4. **Reading of Minutes of Preceding Meeting** – Available online: [2023 Annual Member Meeting Minutes](#)
5. **Reports of Officers, if any**
 - i. **President** – Sammi will be on maternity leave beginning December 19 to the end of January. Vice President, Chase Morrow, will be available in her absence.
 - ii. **Treasurer** – Pat reported the following account balances as of 10/30/2024:
 1. Maintenance Fund – \$3,539.67
 2. Reserve Fund - \$3,282.28
6. **Reports of Committees, if any**
 - i. **Committee to Rewrite Covenants and Bylaws**
 1. Looking for volunteers to assist in rewriting
 2. Will require additional legal fees
 3. Dan Wright has volunteered to be on the when committee when the meeting convenes
7. **Election of Directors (Vote for Mandatory Members Only)** – No member volunteers prior to meeting for a ballot vote. Dan Hargis volunteered during meeting to be on board. No other members volunteered. Vote by hands. No opposition.
8. **Unfinished Business**
 - **Pending Legal Actions**

Case Number: 23BA-CV02599

Case Name: KELLY L SHIELDS V COUNTY DOWNS HOME OWNERS A ET AL
9. **New Business**
 - **Current Officer Introductions and Upcoming Vacancies**
 1. Pat Steuber – Treasurer for over 30 years. Will not be doing this next year. Looking for volunteers.
 2. Jennifer Weable – Secretary
 3. Doug Weable – Board of Directors, President Elect
 4. Todd Rauch – Board of Directors, Outgoing President
 5. Aubrey Smith – Board Member, Vice President Elect
 6. Sammi Gregory - President
 7. Chase Morrow – Vice President

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- **Dam/Lake Maintenance**

1. Dam repair, mowing, and seeding as well as lotus spraying has been completed.
2. Continued discussion around concern over lake levels at the north end of the lake

ACTION: *Doug to contact Keith Samuels to determine north shoreline based on current overflow setting.*

- **Fundraiser Results**

- \$240 Profit (\$220 Cash + \$65 Venmo - \$45 for food/drink purchase)
- We still have fundraising money set aside; we would like to be able to get a new sign at the front of the neighborhood with the raised funds.
- Shout out to Gary and Sandy Lenzeni for cleaning up the west entrance to the neighborhood

- **2025 -2026 Budget** – Available online: [2025 – 2026 County Downs HOA Budget](#)

- Budget for fiscal year July 1, 2025 – June 30, 2026 only
- Budget is reviewed annually
- Legal actions against HOA are impacting the budget, and thus the member dues, for the 2025-2026 financial year

10. Open Forum

- Explanation of Mandatory versus Optional Members
- Lawsuit Frustrations

11. Annual Dues Increase (Vote for Mandatory Members Only) - Passed

- Those in favor of raising dues to \$337.29 - 14
- Those opposed to raising due to \$337.29 – 5

12. Meeting Adjourned at approximately 7:09 P.M.