

County Downs Homeowners Association
Board of Directors Meeting Agenda
August 14, 2024

I. MEETING DETAILS

Chairperson: Sammi Gregory, President

Secretary: Jennifer Weable

Date: 8/14/2024; **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 Vice-President.

III. ROLL CALL

1. Todd Rauch, President of the Board
2. Doug Weable, Vice-President of the Board
3. Aubrey Smith, Board Member (Arrived at 6:36 PM)
4. Sammi Gregory, President (Via Phone)
5. Chase Morrow, Vice-President
6. Pat Steuber, Treasurer (Absent)
7. Jennifer Weable, Secretary

IV. APPROVAL OF LAST MEETING'S MINUTES

Meeting minutes from June meeting not approved during meeting. Secretary will send out minutes via email for final approval and posting on website.

V. OFFICER REPORTS

1. President – N/A
2. Vice-President – N/A
3. Treasurer – Treasurer – Treasurer's report is available on the County Downs website:
[Treasurer's Report – July 2024](#)
4. Secretary – N/A

VI. COMMITTEE REPORTS

1. Committee for Rewriting By-Laws and Covenants
 - i. Per Sammi via a real estate attorney - incorporating other homes into covenants and by-laws will require an attorney
 - ii. Hold until pending legal actions are resolved

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- iii. In the meantime, we can meet to discuss possible changes to existing documentation

ACTION: Date for committee meeting tentatively set for August 28, 2024. Jen to verify with Aubrey if this date works for him.

VII. OLD BUSINESS

- 1. Sign at Front of Neighborhood Pending
 - i. Previously placed on hold because of lack of funding

ACTION: Continue to hold on sign. Any monies raised during fund raisers will be funneled to the dam.

- 2. Legal Actions – Nothing new to report.

- 3. Delinquent Members
 - i. Will need to get update from Pat on payments possibly not recorded yet
 - ii. Several members have not paid their annual dues
 - iii. Start adding late fees to those accounts that have not paid

ACTION: Jennifer to find out how much of a late fee can be added per the covenants and report back on those findings.

- 4. Fundraiser
 - i. Fundraiser on August 1 was successful raising \$240.00. All monies collected will be funneled to the dam.
 - ii. No fund raiser to be scheduled in September
 - iii. Thank you for hot dog donation from KraftHeinz

ACTION: Jennifer to send thank you note to KraftHeinz for donation.

- 5. Clubhouse Rental Agreement
 - i. Per Pat's suggestion, we need to add shutting off the hot water heater

ACTION: Jennifer to update checklist and get to Chase for posting on website.

- 6. Dam Mowing
 - i. Reviewed proposals for mowing the dam

ACTION: Doug to contact Joe with Atkins to have them add proposal for mowing the front of the dam and see if they can add seeding to the bid as well. So as not to delay until the September meeting, we will determine course of action via email.

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VIII. NEW BUSINESS

1. Special Assessment for Dam Repair
 - i. Special assessment meeting needs to be scheduled
 - ii. Notice for meeting must be given to members no less than 10 days and no more than 40 days prior to the meeting
 - iii. Meeting for September 12, 2024 – Communication should be sent no later than August 27
 - iv. Clubhouse reserved by Aubury during the meeting
 - v. Communication to be sent via email to Class A voting members only
 - vi. Consider including lake related issues in the special assessment:
 - Dam repairs (Keith)
 - Lotus spraying
 - Reseeding the dam
 - Vegetation that has grown up around the lake

ACTION ITEMS: Jennifer to work on proxy communication and Sammi to work on member communication

2. October Member Meeting
 - i. Date for meeting set – October 6, 2024; Aubrey reserved clubhouse during meeting.

ACTION: Further action for October meeting will be discussed in the September meeting.

3. Board Member Election
 - i. Communication needs to be sent out to members to gage interest in becoming a board member.
 - ii. Once we have board member candidates, Jennifer will create ballot for election in October.

ACTION ITEMS: Todd to compose communication to send to members for assessing interest in a board member position and communicate interest to Jennifer for creating ballot.

4. Lake Maintenance (Spraying of Lotus,etc.)
 - i. Conservation Department's no charge spraying of the lotus was not successful
 - ii. Guy who did it last year with drone did a great job; trying to get back in touch with him

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5. Parking in Common Area

- i. Address access to lake and parking in a later board meeting. Move to old agenda items.

IX. OPEN FORUM – N/A

X. NEXT MEETING DATE
September 4, 2024

XI. ADJOURNMENT

The Board Meeting adjourned at 7:18 PM.

Minutes approved by the Board of Directors.



Jennifer Weable, Secretary

September 4, 2024

Date