

County Downs Homeowners Association
Board of Directors Meeting Minutes
April 10, 2024

I. MEETING DETAILS

Chairperson: Sammi Gregory, President

Secretary: Jennifer Weable

Date: 4/10/2024; **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 6:06 PM by the President of the Board.

III. ROLL CALL

Present:

1. Todd Rauch, President of the Board
2. Doug Weable, Vice-President of the Board
3. Aubrey Smith, Board Member
4. Sammi Gregory, President
5. Chase Morrow, Vice-President
6. Pat Steuber, Treasurer
7. Jennifer Weable, Secretary

IV. APPROVAL OF LAST MEETING'S MINUTES

Motion by Todd Rauch, seconded by Doug Weable and Aubrey Smith, to approve the minutes for the March 2024 Board Meeting. Motion carried at 6:07 PM.

V. OFFICER REPORTS

1. President
 - i. Collection of Outstanding Debts
 - Delinquent members – Privilege of utilizing clubhouse, beach, and lake revoked effective immediately
 - Pay in full by July 1, 2024
 - Begin charging compounding interest per covenants of at least 8%
 - Option for Collecting Outstanding Debts:
 - Final letter to delinquent members – Letters to be delivered to delinquent members that have not made previous arrangements by two officers
 - Collections – Shaffer & Associates – will proceed with this option if no response to letter
 - 1) Charge 40% of any money collected
 - 2) Need to add interest to outstanding balances
 - 3) Documentation required:
 1. Delinquent member balances

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2. Notifications sent to members collect outstanding balances

- Lien – Requires legal representation – Hold on this since we already have pending legal actions. Last resort and may require an assessment.

ACTION ITEMS:

1. *Sammi to compose draft of letter for hand delivery to delinquent members.*
2. *Pat to send an updated list of delinquent members for reference.*

2. Vice-President

- i. Fire Hydrant Report (see below)
- ii. Posted February board meeting minutes and organized website communications

3. Treasurer – Treasurer’s report is available on the County Downs website: [Treasurer's Report 04.01.2024](#)

4. Secretary – N/A

VI. COMMITTEE REPORTS

1. Committee for Rewriting By-Laws and Covenants – No volunteers to assist yet. Continue to include call for volunteers in future newsletters.
2. Architectural Committee – Created a new committee to oversee member requests for property updates.

VII. OLD BUSINESS

1. Pending Legal Actions - Updated invoice received from attorney. Sent another \$3500. No update from attorney. Our stance is to wait to hear from the attorney so that we do not incur any additional charges.
2. Signs at Front of Neighborhood
 - i. New Signs – Todd coordinating new signs for County Downs entrance (same wording, same font, same size). \$300.

ACTION ITEM: *Todd to communicate we are interested; however, would like to request we hold on the purchase at this time because of pending legal actions.*

- ii. Solar Lamps – Aubrey investigated cost of solar lamps for front of neighborhood. Cost @\$45/lamp and we would need two for each sign. Decision for purchase pending. – HOLD
3. Fire Hydrants – Chase investigating cost to add additional hydrants to neighborhood. Water supply line diameter to current hydrants is not big enough to have new hydrants installed. Waiting for a call back from the water district representative to discuss possible next steps.

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VIII. NEW BUSINESS

1. Addition to 7901 North Cavendish Court – Forming an Architectural Committee to review and bring back to board for approval. Aubrey to spearhead committee and Pat volunteered to be an additional member of the committee.

ACTION ITEM: *Aubrey to coordinate day/time for architectural committee to meet with member for reviewing plans.*

2. Collections Letter – Discussed in President’s report.
3. Fundraiser
 - i. Date: June 6, 2024 (1st Thursday Happy Hour)
 - ii. Ideas:
 - Sell hot dogs, chips, and cookies – Individual priced items and possible combo prices to be determined.

IX. OPEN FORUM

1. **Condition of Clubhouse After Rentals** –Condition of clubhouse still seems to be an issue. People are moving furniture and not placing back where it belongs. Need to give members a heads up that we are considering assessing a fee if the clubhouse is not left in place per documentation.

ACTION ITEM: *Pat to create the documentation with pictures of how clubhouse furniture should be placed prior to leaving clubhouse after an event takes place.*

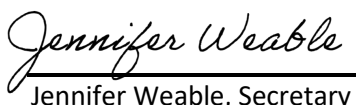
X. NEXT MEETING DATE

June 5, 2024

XI. ADJOURNMENT

The Board meeting adjourned at 7:15 PM.

Minutes approved by the Board of Directors.



Jennifer Weable, Secretary

June 5, 2024

Date