

**County Downs Homeowners Association
Board of Directors Meeting Minutes
February 22, 2023**

I. MEETING DETAILS

Chairperson: Todd Mackey, President of the Board

Secretary: Jennifer Weable

Date: 2/22/2023; **Time:** 6:00 PM

Location: County Downs Clubhouse; **Street Address:** 7817 N Chesley Dr

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

1. Approval of board meeting minutes from January completed via email; pending posting to website.
2. Approval of Today's Board Meeting Agenda – Approved with the following updates:
 - i. Correct Clubhouse Address
 - ii. Keep Spring Clean-Up Day under OLD BUSINESS for Visibility

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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. Rules and Regulations on Website
 - i. Clarification of 10 HP Rule
2. 7805 Pembrook Ct. Lakefront Property
3. 2023 Projects
4. Raising Annual Dues
5. Spring Clean Up Day – May 6th; Rainout Day – May 20th

VI. NEW BUSINESS

1. Clubhouse Condition After Rentals

VII. OTHER ITEMS

VIII. ADJOURNMENT

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IV. TREASURER'S REPORT, Pat Steuber

Account	Balance
Maintenance Fund	\$3,467.43
Reserve Fund	\$3,175.78

Outstanding Collections	Amount
Annual Assessments (Dues)	\$ 1,000.00
Special Assessment for Dam	\$15,550.00

We still have a couple of members that have not paid dues. HOA attorney has not provided a draft of a letter yet.

ACTION: *Todd M. to follow-up with HOA attorney on status of letter for delinquent mandatory members.*

V. OLD BUSINESS

1. Rules and Regulations on Website

i. Clarification of 10 HP Rule

Discussion around history of the 10 HP rule as well as the modification to include additional verbiage about motors over 10 HP.

ACTION: *Jennifer to update Rules and Regulations documentation with the following text and provide to Pat for posting on website. Remove from future agenda.*

10 HP limit. Outboard motors in excess of 10 horsepower must be operated at slow, no-wake speed*.

* Idling = No Wake. A boat that is idling and very slowly moving will only create the small churn generated by the motors and minimal waves off the hull.

2. 7805 Pembroke Ct Lakefront Property

Reviewed estimates for repairing HOA portion of the property. Determined that HOA does not have the funds at this time to move forward with either of the options. Further discussion about next steps. Board members voted to knock the wall down themselves and reassess after the lake has come up.

ACTION:

- *Board members to coordinate with property owner a day/time in the spring to take down the wall.*
- *Doug to contact vendor providing estimates and communicate that we are not moving forward with either option at this time.*

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3. 2023 Projects

Discussions continued around focus and priority being maintenance around the clubhouse and common areas. Items of consideration per the following:

- i. Clubhouse Window Replacement
- ii. 7805 Pembroke Ct Wall

ACTION: *Pat requested funds for moving forward with replacing the single broken windowpane with two separate windows. He anticipated starting that project in late spring. Board approved.*

4. Raising Annual Assessment for Maintenance Fund

Continued discussion about the need to raise the annual assessment to cover maintenance requirements.

Todd R. provided current state operating expenses/income for 2022 as well as proposed scenarios for raising the annual assessment. Those scenarios did not include the new maintenance items as we are still waiting on estimates for mowing the dam, spraying the beach with herbicide, and replacing windows in back (lakeside) part of clubhouse.

ACTION:

- *Pat to follow-up with Mark Kretzschmar on estimate for mowing the dam.*
- *Todd to follow-up with Joe Walters on estimate for spraying the beach with herbicide and an estimate for mowing the dam.*
- *Coordinate a member vote because of timing and/or amount of increase. Pat to review what the quorum for a vote would be with current number of members.*
- *Board members should review Articles VI and VII for rules around increasing the annual assessment.*

5. Spring Clean Up Day – May 6th; Rainout Day – May 20th

VI. NEW BUSINESS

1. Clubhouse Condition After Rentals

Ongoing problem for years; people are not cleaning after rentals. Board is not going to be responsible for cleaning up after rentals.

ACTION: *No change to current process. Members renting the clubhouse will be responsible for cleaning up themselves. Remove from future agendas.*

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VII. OTHER ITEMS

1. **Clubhouse Rental Oversight Committee:** Pat recommends dividing the responsibilities for rental oversight amongst board members and officers. No decision at this meeting. Will revisit in next board meeting.
2. **Clubhouse Door Broken:** During our meeting, we noticed one of the swinging half doors dividing the front area of the clubhouse from the back area of the clubhouse was broken and reinstalled incorrectly. The issue was not reported.

VIII. ADJOURNMENT: Meeting adjourned at 7:26 PM; next meeting of the Board in March TBD

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