

County Downs Homeowners Association  
Board of Directors Meeting Agenda  
March 21, 2023

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**I. MEETING DETAILS**

**Chairperson:** Todd Mackey, President of the Board

**Secretary:** Jennifer Weable

**Date:** 3/21/2023; **Time:** 6:00 PM

**Location:** County Downs Clubhouse; **Street Address:** 7817 Chesley Drive

**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**

Approval of Today's Board Meeting Agenda – Approved

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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. 7805 Pembroke Ct. Lakefront Property
2. 2023 Projects
3. Raising Annual Dues
4. Spring Clean-Up Day – May 6<sup>th</sup>; Rainout Day – May 20<sup>th</sup>

**VI. NEW BUSINESS**

1. Member Concerns Sent Via Email
2. Spraying the Beach – Board Vote Needed

**VII. OTHER ITEMS**

**VIII. ADJOURNMENT**

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IV. **TREASURER'S REPORT, Pat Steuber**

Account	Balance
Maintenance Fund	\$3,039.99
Reserve Fund	\$4,575.78

Outstanding Collections	Amount
Annual Assessments (Dues)	\$ 1,000.00
Special Assessment for Dam	\$14,150.00

1. Todd Rauch sold broken ice machine from clubhouse for \$100 and gave that money to Pat at the meeting. Money will be added to the maintenance fund.
2. Attorney Fees – We have had to consult with an attorney on several items lately and the cost is starting to add up.

**ACTION:** Pat to review fees paid to attorney and determine if it makes sense to add a line item in the maintenance budget for such fees.

V. **OLD BUSINESS**

1. **7805 Pembroke Ct. Lakefront Property**

- i. Continued discussion around viable options for wall. Doug had Keith come out and shot line over to wall to indicate full pool. It is well below the top of the wall. Keith recommends the report be completed to protect the association in the future.
- ii. Doug and Todd R. spoke to Tom Collins about previous board discussions regarding removing the wall completely. Tom expressed concerns with the board's decision to tear down the wall and see what happens when the water is at full pool.

**ACTION:** Doug to contact Keith with the following questions:

- 1) Would it be a hinderance for you with future work if we knocked down the wall, or would it be easier to work with as it sits today? If he would rather it sits, the board will reconvene on the issue.
- 2) What would the cost be to use blocks with top cap instead of riprap?

2. **2023 Projects – No Change to Current Project Plan**

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

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3. **Raising Annual Dues**

Continued discussion about raising dues with Todd R. providing an updated budget taking into consideration the actual cost of items we were previously waiting on for mowing the dam and spraying the beach.

**ACTION:** Todd R. to update after deciding we will not outsource the mowing at the top of the dam at this time. Proposed budget to be presented and voted on by members at the meeting in May. Effective date for implementation of budget targeted for July 1, 2023 to be able to accommodate current operating expenses with maintenance fund.

4. **Spring Clean-Up Day – May 6<sup>th</sup>; Rainout Day – May 20<sup>th</sup>**

Discussion around items to be addressed during the clean-up part of the day:

- i. Paint clubhouse front door
- ii. Clean-out gutters of clubhouse
- iii. Clean inside of clubhouse – There are many items that need to be disposed of; discussion around different options for disposal of items.
- iv. Power wash siding on clubhouse (Pat to do this...not necessarily on this day though)
- v. Fix swinging door

**ACTIONS:** Doug to contact trash service to see how much a roll off would cost the association. At the next board meeting, we will discuss agenda for the meeting portion of the event.

VI. **NEW BUSINESS**

1. **Member Concerns Sent Via Email**

Discussion about member concerns submitted via email to board members.

**ACTION:** Doug and Todd R. to address those concerns via email back to the individuals.

2. **Spraying the Beach - Board Vote Needed**

Joe Walters provides an estimate for Atkins to spray the beach to keep the weeds from overtaking the beach. The cost will be \$150 per application with four to five applications needed per year. The first application should be done soon if we are going to move forward.

Board voted unanimously to move forward with spraying the beach.

**ACTION:** Todd M. to contact Joe and advise to move forward with spraying the beach.

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VII. **OTHER ITEMS**

1. **Seeding of the Dam:** Based on previous conversations with Keith about the growth of the grass on top of the dam, will he be doing an overseeding as part of the dam project, or does the association need to be responsible? If the association would be responsible, what type of grass seed was used?

**ACTION:** Doug to contact Keith for answers to questions.

2. **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.

*We were supposed to have further discussions around this topic at the board meeting in March; however, because of time and other more pressing issues, we will readdress the topic in April.*

**ACTION:** Jennifer to add to agenda old business for April board meeting.

VIII. **ADJOURNMENT: Meeting adjourned at 7:22 PM; next meeting of the Board in April 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