

County Downs Homeowners Association  
Board of Directors Meeting Agenda  
July 12, 2023

---

**I. MEETING DETAILS**

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

**Secretary:** Jennifer Weable

**Date:** 7/12/2023; **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 6:07 PM**

1. Approval of today's HOA Board Meeting Agenda – **Approved**

County Downs Homeowners Association Board of Directors Meeting Agenda July 12, 2023	
<hr/>	
I.	<b>MEETING DETAILS</b> <b>Chairperson:</b> Todd Mackey, President of the Board <b>Secretary:</b> Jennifer Weable <b>Date:</b> 7/12/2023; <b>Time:</b> 6:00 PM <b>Location:</b> County Downs Clubhouse; <b>Street Address:</b> 7817 Chesley Drive <b>City:</b> Columbia; <b>State:</b> MO <b>Zip Code:</b> 65202
II.	<b>ROLL CALL</b>
III.	<b>CALL TO ORDER:</b> 1. Approval of today's HOA Board Meeting Agenda
IV.	<b>TREASURER'S REPORT, Pat Steuber</b>
V.	<b>OLD BUSINESS</b> 1. 7805 Pembroke Ct. Lakefront Property 2. 2023 Projects - i. Clubhouse Window Replacement ii. 7805 Pembroke Ct Wall 3. Raising Annual Dues 4. Seeding of the Dam – Fall 5. Clubhouse Rental Oversight Committee – Hold for Next Meeting 6. Board Membership 7. Budget 8. Mowing the Back Side of the Dam 9. Spraying the Common Area 10. Pending Legal Actions
VI.	<b>NEW BUSINESS</b> 1. Lily Pads
VII.	<b>OTHER ITEMS</b>
VIII.	<b>ADJOURNMENT</b>

County Downs Homeowners Association  
Board of Directors Meeting Agenda  
July 12, 2023

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

Account	Balance	Pending Deposits
Maintenance Fund	\$8,257.57	\$100.00
Reserve Fund	\$3,007.28	\$ 0.00

Outstanding Collections	Amount
Annual Assessments (Dues)	\$ 2,100.00
Special Assessment for Dam	\$11,100.00

V. **OLD BUSINESS**

1. **7805 Pembroke Ct. Lakefront Property** – Doug confirmed that Option A DOES include the removal of the wall. No further action at this time - on hold because of pending legal actions.
2. **2023 Projects** -
  - i. Clubhouse Window Replacement – No further action at this time - on hold because of pending legal actions.
  - ii. 7805 Pembroke Ct Wall – No further action at this time (see above)
3. **Raising Annual Dues** – No further action at this time - on hold because of pending legal actions.
4. **Seeding of the Dam** – Fall Project – Doug is waiting on a bid from Keith Samuel.
5. **Clubhouse Rental Oversight Committee** – No further action at this time - on hold because of pending legal actions.
6. **Board Membership** - Revisit in August board meeting
7. **Budget** – Will review updated expenditure report in August board meeting.
8. **Mowing the Back Side of the Dam** – No further action at this time – on hold because of lack of rain – will revisit in the fall.
9. **Spraying the Common Area** – Beach has been sprayed three times this season. There are some additional areas that need to be sprayed around the beach and the clubhouse.

**ACTION:** No further action at this time – on hold because of pending legal actions.

10. **Pending Legal Actions** – Current attorney for HOA, Skip Walther, is no longer involved in litigation cases. He has recommended we contact another attorney for legal representation. We have 30 days to respond to the member's attorney per Skip (August 7). Skip did file an action to waive the process for the board to be served by the Sheriff's office. We feel like we have provided all relevant information to Skip.

**ACTION:** Doug to contact recommended attorney's office to find out if they can represent us and, if so, what the next steps are going forward.

County Downs Homeowners Association  
Board of Directors Meeting Agenda  
July 12, 2023

VI. **NEW BUSINESS**

1. **Lily Pads** – Despite best efforts of Todd M. and Doug spraying the lily pads last fall, they are once again back with a vengeance. Last year the Conservation department could not launch their boat to spray because of the lake level being down.

**ACTION:** Todd M. will contact the Conservation department to see if they can come back out to spray. Need to be sprayed while they are blooming. There is no cost if the Conservation department can spray it. What will we do if Conversation department can't get their boat in? Should we consider spraying it ourselves again? Todd M. still has some of the herbicide that they used last time. Will revisit once we hear from Conservation department.

VII. **OTHER ITEMS**

VIII. **ADJOURNMENT – Meeting adjourned at 6:53 PM.**

**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