

County Downs Homeowners Association
Board of Directors Meeting Agenda
September 11, 2023

I. MEETING DETAILS

Chairperson: Todd Mackey, President of the Board

Secretary: Jennifer Weable

Date: 9/11/2023; **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 6:15 PM

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

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I. MEETING DETAILS	Chairperson: Todd Mackey, President of the Board Secretary: Jennifer Weable Date: 9/11/2023; Time: 6:00 PM Location: County Downs Clubhouse; Street Address: 7817 Chesley Drive City: Columbia; State: MO Zip Code: 65202
II. ROLL CALL	
III. CALL TO ORDER:	1. Approval of today's HOA Board Meeting Agenda
IV. TREASURER'S REPORT, Pat <u>Steuber</u>	
V. OLD BUSINESS	<ol style="list-style-type: none">1. 7805 <u>Pembroke</u> Ct. Lakefront Property – ON HOLD2. 2023 Projects – ON HOLD<ol style="list-style-type: none">i. Clubhouse Window Replacementii. 7805 <u>Pembroke</u> Ct Wall3. Raising Annual Dues – ON HOLD4. Clubhouse Rental Oversight Committee – ON HOLD5. Spraying the Common Area – ON HOLD6. Seeding the Dam7. Mowing the Back Side of the Dam8. Lily Pads9. Board Membership10. Budget11. Pending Legal Actions
VI. NEW BUSINESS	<ol style="list-style-type: none">1. Annual HOA Meeting
VII. OTHER ITEMS	
VIII. ADJOURNMENT	

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

Account	Balance	Pending Deposits
Maintenance Fund	\$2,504.48	\$100.00
Reserve Fund	\$4,307.28	\$ 0.00

Outstanding Collections	Amount
Annual Assessments (Dues)	\$ 1,900.00
Special Assessment for Dam	\$10,500.00

V. **OLD BUSINESS**

1. **7805 Pembroke Ct. Lakefront Property** – ON HOLD BECAUSE OF PENDING LEGAL ACTIONS

2. **2023 Projects** - ON HOLD BECAUSE OF PENDING LEGAL ACTIONS

- Clubhouse Window Replacement
- 7805 Pembroke Ct Wall

3. **Raising Annual Dues**

- No vote required for raising annual dues at or below the CPI
- Vote required for anything above CPI

ACTION: Jennifer Weable to draft document to board for raising dues to present and vote on during annual HOA meeting.

4. **Seeding of the Dam**

- Complete
- Board approved payment of \$300 to Todd Mackey for equipment rental
- Insufficient funds to place straw. Need to place signs on dam to prevent walking across the dam.

ACTION: Pat Steuber to pay Todd Mackey \$300 for equipment rental.

ACTION: Jennifer Weable to research signage for the dam.

5. **Clubhouse Rental Oversight Committee** – ON HOLD BECAUSE OF PENDING LEGAL ACTIONS

6. **Board Membership**

- Todd Mackey's term on the board has expired.
- Will need to have a vote for board membership in the October member meeting

ACTION: Pat to send out email to association members about open board and officer positions.

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7. **Lily Pads** - Lily pads were sprayed on August 3, 2023, when they were in full bloom. There are still some that did not get sprayed; however, it is too late in the season to do any additional spraying. If lake comes up enough, we may be able to get it sprayed free of charge by the Conservation Department.

ACTION: Board to address the issue again next year when lilies bloom.

8. **Budget** – Outstanding dues and assessments as well as legal fees are creating a strain on the budget. Real estate taxes (\$1500.00) will be paid this month and after that is paid, it will be very tight. Additional assessments would be difficult to justify when we have so much money outstanding from unpaid dues and assessments. Addressing with an attorney will cost the association even more money. Reviewed members that still owe money for both dues and assessments per the following:

Outstanding Dues

Name	Address	Amount
<i>Prior Years Outstanding Dues</i>		
Kylie Murry	8017 Chesley Drive	\$700.00
<i>2023-2024 Outstanding Dues</i>		
Kris Sjurson	1404 Trobridge Road	\$100.00
D'Markus Thomas-Brown	504 Kensington	\$100.00
Mike and Mary Beth Gillum	8104 Chesley Drive	\$100.00
Mathew and Casey White	8100 Chesley Drive	\$100.00
Kylie Murry	8017 Chesley Drive	\$100.00
Rick and Valerie Meyer	7850 Chesley Drive	\$100.00
Avery Linneman	7820 Chesley Drive	\$100.00
Andrea Hancock	7813 Chesley Drive	\$100.00
Aubrey and Emily Smith	7807 Chesley Drive	\$100.00
Eddie Reno	7803 Chesley Drive	\$100.00
Alex and Chacey Fadler	7790 Chesley Drive	\$100.00
Kristen Frye	8013 Cavendish Court	\$100.00
	TOTAL OUTSTANDING	\$1,900.00

Outstanding Assessment – Dam Repair

Name	Address	Amount Owed
Kylie Murry	8017 Chesley Drive	\$1,900.00
Mark and Moya Brown	8050 Wade School Road	\$ 150.00
D'Markus Thomas-Brown	504 Kensington	\$1,600.00
Zomawia & Mawi Hualngo	500 Kensington	\$2,000.00
Mathew and Casey White	8100 Chesley Drive	\$1,000.00
Mike and Tracy Shepherd	8014 Chesley Drive	\$1,100.00
Rose Browne	7901 Chesley Drive	\$ 650.00

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Andrea Hancock	7813 Chesley Drive	\$1,900.00
Shannon and Tracy Trabue	7808 Chesley Drive	\$ 200.00
TOTAL OUTSTANDING		\$10,500.00

Reference the following:

Per Article VI, Section 9 of the County Downs Homeowners Association Covenants: Effect of Nonpayment of Assessments: Remedies of the Association.

Any assessments, which are not paid when due, shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the then current maximum rate being charged by Columbia, Missouri, banks to standard risk, individual borrowers (but in no event less than eight percent (8%)), and the Association may bring an action at law or in equity against the Owner personally obligated to pay the same, or foreclose the lien against the property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of his lot.

Per Article VI, Section 16 of the County Downs Homeowners Association By-Laws: Annual and Special Assessments.

In addition to its powers and duties as specified by the above provision of these By-Laws, the Association's Board of Directors shall have the duty and responsibility to levy, collect, and enforce all of those annual and special assessments provide for in, and described in Article VI of the Declaration, which is incorporated herein by reference the same as though fully set forth herein. The assessments shall be set in that manner, and used for those purposes specified in such Article VI, and shall be enforced in the manner provided in such Article VI.

ACTION: Along with raising annual dues, need to determine best method with least cost to the association for collecting outstanding dues and assessments. Address again in next board meeting.

9. Mowing the Back Side of the Dam

- Trees are beginning to grow on the backside of the dam
- Current bid for mowing - \$400.00; however, money is just too tight right now.

ACTION: ON HOLD BECAUSE OF PENDING LEGAL ACTIONS

10. Spraying the Common Area – ON HOLD BECAUSE OF PENDING LEGAL ACTIONS

11. Pending Legal Actions

- Case Number 23BA-CV02599
- Board needs to respond to attorney within the next two to three weeks.

ACTION: Doug to talk to Brush & Associates to see if he has a current lake survey completed to determine next steps.

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VI. **NEW BUSINESS**

1. **Annual HOA Meeting – Date of Meeting: October 18, 2023**

- Required to give HOA members ten days (not more than 40 days) advance notice of annual board meeting; we typically give two weeks' notice.
- With notice of meeting, send projected budget for 2024 for member review prior to the October member meeting.
- Also include agenda for meeting

ACTION: Jennifer to draft communication about annual meeting for board approval.

ACTION: Upon board approval of communication, Pat to email members (mail via USPS to those who have requested snail mail) with said communication.

VII. **OTHER ITEMS**

VIII. **ADJOURNMENT – Meeting adjourned at 8:07 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