

ASSOCIATION MEETING MINUTES FOR

County Downs Homeowner Association

I. MEETING DETAILS

Date: 10/22/2022; **Time:** 12:00 PM

Location: County Downs Clubhouse; **Street Address:** 7801 Chesley Drive

City: Columbia; **State:** MO **Zip:** 65202

Board Members: Todd Mackey, Todd Rauch, Doug Weable

Secretary: Jennifer Weable

Treasurer: Patrick Steuber, Absent

II. ATTENDEES

Holly Bush, Stephanie Coombs, Darrell Conklin, Pam Ware, Dan Hargis, Donna Hargis, Tyler Marsing, Roger Peterson, Deborah Peterson, Heather Peterson, Eddie Reno, Don Roberts, Kelly Shields, Joe Walters, Amber Walters

III. LUNCH – 12:00 P.M.

Little Caesar's provided by HOA, Water Donated by Todd Rauch, Cookies Donated by Doug and Jennifer Weable

IV. DAM Q&A WITH KEITH SAMUEL – 12:30 P.M.

Dam Maintenance Recommendations:

1. Do not drive vehicles on dam until vegetation is established
2. Mow back of dam at least three times/year with top of dam mowed more frequently
3. Overflow/Emergency Spillway Questions/Clarifications–Three levels of flood protection
4. Silt Basin–Improves the quality of the lake; Keith suggested making a priority
5. Fish Habitats–Keith can build for labor cost only; recommend placing while lake is low

V. CALL TO ORDER – 1:00 P.M.

No previous minutes to report. The following agenda was distributed:

AGENDA	
County Downes Homeowners Association Meeting	
Saturday, October 22, 2022	
County Downes Clubhouse	
I.	CALL TO ORDER – Todd Mackey
II.	INTRODUCTION OF BOARD MEMBERS AND EXISTING OFFICERS – Todd Rauch
III.	GUEST SPEAKER – Keith Samuel
	a. Dam Update
	b. Fish Habitat
	c. Q&A with Keith
IV.	BUDGET UPDATE/ANNUAL DUES – Todd Rauch for Pat Steuber
	a. Lake Maintenance
	b. Mowing Contract
	c. Dock Replacement
V.	ROLE OF EACH OFFICER/OPEN OFFICER POSITIONS – Todd Rauch
VI.	QUESTIONS/DISCUSSION – HOA Members
VII.	ADJOURNMENT – Doug Weable

VI. REPORTS

Treasurer's - Todd R. reporting in Pat's Absence – Viewable on County Downs Website

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VII. OLD BUSINESS

Dam Rebuild – 95 % Complete (Refer to Q&A with Keith Samuel)

VIII. NEW BUSINESS

1. Introduction of Board Members
 - 1) Todd Mackey, President of the Board – Term Expires in August 2023
 - 2) Todd Rauch, Vice President of the Board – Term Expires in August 2024
 - 3) Doug Weable, Board Member – Term Expires in August 2025
2. Introduction of Officers/Open Officer Positions
 - 1) Jennifer Weable, Secretary
 - 2) Patrick Steuber, Treasurer (Absent)
 - 3) President – Open Position
 - 4) Vice President – Open Position
3. Raising Annual Dues Discussion
 - 1) Current Block III membership and associated dues will no longer cover annual operating/maintenance costs
 - 2) Current cost is \$60 per mowing of common area. Mowing contract will renew in spring of 2023 and will need to include the dam.
 - 3) Will need to raise annual dues. To comply with covenants, will need to wait to increase in 2024
4. Project Discussion
 - 1) Will need money from annual due increase to fund upcoming projects. There may be residual money from the dam rebuild that will be held in the maintenance fund. We will not know final monies available until final invoice is paid in full.
 - 2) Suggested Projects:
Dock Replacement in Common Area, Shelter in Common Area, Picnic Tables for Common Area, Mold Removal from North Side of Clubhouse, Paint Front Door of Clubhouse, Replace/Paint County Downs Sign at Front of Neighborhood, Fix/Replace Fencing on North and South Side of Clubhouse

IX. OPEN COMMENT

Joe Walters: New HOA member who works for Atkins Lawn Care – commented that the association is getting a great deal on lawn care with current contract. Can provide estimate for controlling weeds on beach if desired.

Kelly Shields: Commented that many questions being presented at meeting today can be answered by the County Downs Homeowners Association Declaration of Covenants, Conditions, Reservations, Easements and Restrictions of County Downs Subdivision Block III.

Open Discussion: Renting Clubhouse - Reserve via County Downs website and Pat sends out invoice for paying prior to rental date. Cost of Renting Clubhouse – Need to confirm and communicate to members.

X. ADJOURNMENT – 2:15 P.M.

- ✓ Minutes submitted by: Jennifer Weable, Secretary
- ✓ Approved by: Todd Mackey, President of the Board