

County Downs Homeowners Association
Board of Directors Meeting Minutes
October 9, 2025

I. MEETING DETAILS

Chairperson: Sammi Gregory, President

Secretary: Jennifer Weable

Date: 10/9/2025; **Time:** 6:00 PM

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

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

II. CALL TO ORDER

Meeting officially called to order at 6:04 PM by the HOA President.

III. ROLL CALL

1. Doug Weable, President of the Board
2. Aubrey Smith, Vice President of the Board
3. Dan Hargis, Board Member
4. Sammi Gregory, President
5. Jennifer Weable, Secretary

IV. APPROVAL OF LAST MEETING'S MINUTES

Motion by Dan Hargis and seconded by Aubrey Smith and Doug Weable to approve minutes for the September meeting.

V. OFFICER REPORTS

1. President
2. Vice-President – N/A
3. Treasurer – Treasurer's report is available on County Downs website: [Treasurer's Report – October 2025](#)
4. Secretary
 - i. New mandatory members have indicated interest in participating in HOA leadership
 - ii. Loss of revenue from two optional members that have opted out
 - iii. Shared communication from dock owner's attorney
 - iv. Review of delinquent members – all are mandatory members per the following:
 - Eddie Reno
 - Mike and Mary Beth Gillium
 - Andrea Hancock
 - Matthew and Casey White

ACTION: Jennifer to forward email from dock owner's attorney to officers and board members.

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VI. COMMITTEE REPORTS

1. Committee for Rewriting By-Laws and Covenants - ON HOLD

VII. OLD BUSINESS

1. **Pending Legal Actions** – Discussion about pending lawsuit.

ACTION: Doug to contact attorney with latest communications from plaintiff.

2. Memorandum of Agreement Letter for Optional Members – Hold for future meeting.
3. Administrative Area in Clubhouse – Hold for future meeting.
4. Sign at Front of Neighborhood – Hold for future meeting.

VIII. NEW BUSINESS

1. **2025 Member Meeting**

i. Sammi

- President's Update – Report on what we have done this year
- Update on lawsuit
- Current officer introductions and upcoming vacancies
- Clean-up day

ii. Doug

- Lake/Dam Maintenance

iii. Jennifer

- Membership Updates
- Memo of Agreement for Optional Members

iv. Pat

- Treasurer's Report/Budget

2. **Clean-Up Day** – Discussed asks for clean-up day per the following:

- i. Yardwork around the clubhouse
- ii. Clean the inside of the clubhouse
- iii. Clean out room at the front of the clubhouse
- iv. Yardwork around the front of the neighborhood

IX. OPEN FORUM – N/A

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X. ADJOURNMENT

Meeting adjourned at 7:06 PM.

Minutes approved by the Board of Directors.

Jennifer Weable

Jennifer Weable, Secretary

12.11.2025

Date