

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

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**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**

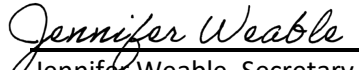
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X. ADJOURNMENT

Meeting adjourned at 7:06 PM.

Minutes approved by the Board of Directors.

  
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Jennifer Weable, Secretary

12.11.2025

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Date