

County Downs Homeowners Association
Board of Directors Meeting Minutes
January 15, 2025

I. MEETING DETAILS

Chairperson: Doug Weable, Board President

Secretary: Jennifer Weable

Date: 1/15/2025; **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 6:00 PM by the HOA Board 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 (Absent-Maternity Leave)
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 the minutes for the December 5, 2024, board meeting. Motion carried at 6:01 PM.

V. OFFICER REPORTS

1. **President** – Sammi is on maternity leave. She will return to normal duties effective February 1, 2025.
2. **Vice-President** – Chase Morrow did not accept the vice-president position for the 2025 year. He will continue to update the website for the HOA.
3. **Treasurer** - Treasurer's report is available on the County Downs website: [Treasurer Report - January 2025](#). Pat communicated that he is working on an Excel workbook that will contain everything a Treasurer would need to keep up with the HOA financials. In addition, he intends to send out invoices for the 2025 HOA dues this weekend. Due date for those is July 1, 2025. We had communicated with members that we would invoice early for those that wanted to make payments.
4. **Secretary** - Provided a list of delinquent members for Board to review.
***ACTION:** Send a copy of delinquent members to Board via email. In addition, work with Chase to add to private section of HOA website.*

VI. COMMITTEE REPORTS

1. Committee for Rewriting By-Laws and Covenants - No further action until we get past the pending lawsuit.

VII. OLD BUSINESS

1. **Pending Legal Actions**
Case Management Hearing: April 7, 2025; 1:30 PM

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2. **Optional Members Leaving HOA**

If an optional member leaves the HOA and futuristically decides they want to rejoin the HOA, reentry is not guaranteed and will be subject to any assessments and/or dues since your membership lapsed.

ACTION: Aubrey to draft a letter to present to any optional member leaving the HOA.

3. **HomeCo LLC**

Doug met with Tim Burnam prior to the holidays. Per our conversation in previous meeting, Doug asked Tim for documentation on HomeCo LLC letterhead rather than via the email he had sent previously. No response thus far from Tim.

ACTION: Doug will continue to touch base with Tim for that communication.

VIII. NEW BUSINESS

1. **Delinquent Members**

Delinquent members lose HOA privileges including accessing HOA properties and renting clubhouse. Required members who are delinquent lose their voting privileges.

ACTION: Jen to confirm how charges for delinquent members should be assessed.

2. **Board Meeting Frequency**

The board will plan on meeting in 2025 in January, April, August, September, and December. We will check in with each other via text to see if there is a need to meet in off months.

3. **2025 On Call Rotation**

On call rotation established per the following: January – Aubrey, February – Doug, March – Aubrey, April – Dan, May – Jen, and June – Sammi.

ACTION: Jen to check with Sammi to confirm if June works for her for on call. Also, Jen to check with Chase on updating the on call rotation.

IX. OPEN FORUM

1. **Administrative Area in Clubhouse (Aubrey)**

Aubrey has extra computer equipment and is offering to set up an administrative area in the clubhouse for HOA administration. Storage area would need to be cleaned out prior moving forward

X. NEXT MEETING DATE - TBD

XI. ADJOURNMENT

The Board Meeting adjourned at 7:23 PM.

Minutes approved by the Board of Directors.



Jennifer Weable, Secretary

04/16/2025

Date