

**County Downs Homeowners Association
Board of Directors Meeting Minutes
November 10, 2022**

I. MEETING DETAILS

Chairperson: Todd Mackey, President of the Board

Secretary: Jennifer Weable

Date: 11/10/2022; **Time:** 6:00 PM

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

City: Columbia; **State:** MO **Zip:** 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 6:20 PM

1. Approval of Previous Board Meeting Minutes from October 19, 2022 – Approved
2. Approval of Previous Association Meeting Minutes from October 22, 2022 - Approved
3. Approval of Today's Board Meeting Agenda – Approved

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2. Approval of Previous Association Meeting Minutes from October 22, 2022
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IV. TREASURER'S REPORT, Pat Steuber

V. OLD BUSINESS

1. Dam Project Update
2. Residual Funds from Dam Project
3. Fish Habitat
4. Dan Wright's Request for Excavating Channel at North End of Lake Where Water Runoff Enters the Lake
5. Mark Brown's Request to Excavate Swimming Area

VI. NEW BUSINESS

1. Electricity at Dock Requirements
 - i. Permit
 - ii. Annual Inspection
2. Dock Use
3. Dam Restrictions
4. Raising Dues
5. Website and Document Storage
6. 7805 Pembroke Ct. Lakefront Property

VII. OTHER ITEMS

VIII. ADJOURNMENT.

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IV. TREASURER'S REPORT, Pat Steuber

- Operating Account Balance - \$4040.88
- Maintenance Fund Balance - \$5,925.78

Dam Assessment Payment Status:

- 16 homes have outstanding balances with total fees outstanding of \$20,800.00
- 4 homes have paid nothing; 3 of those 4 are mandatory members
- Pat to send email to those not paying
 - If you make monthly payments of at least \$100, interest will be waived
 - If you do not make monthly payments, interest will accrue and homeowner will be responsible for assessment as well as interest
- If necessary, the board will utilize January's meeting to draft a letter to our attorney, Skip Walther, to send to those who have outstanding dues/assessments. This letter will refer to covenants for justification of actions. Applicable attorney fees will be charged to those homeowners that are delinquent.

V. OLD BUSINESS

1. Dam Project Update
 - i. Complete and final invoice has been paid
 - ii. Survey pin placement pending
2. Residual Funds from Dam Project: Open Discussion
Board Decision: Additional funds collected will be added to the Maintenance Fund
3. Fish Habitat – Open Discussion
Board Decision: Will solicit members interested in building, collecting, and setting fish habitats around the lake. Will do this ourselves as opposed to having a 3rd party do it.
4. Dan Wright's Request for Excavating Channel at North End of Lake Where Water Runoff Enters the Lake: Open Discussion
Board Vote: Pending; Tabled Until Lake Comes Back Up
5. Mark Brown's Request to Excavate Swimming Area
Board Decision – Approved via email communication between Board Members and Mark

VI. NEW BUSINESS

1. Electricity at Dock Requirements
 - i. Permit: Open Discussion
Board Decision: Must get a permit to have electricity installed
 - ii. Annual Inspection: Open Discussion
Board Decision: Proof of inspection required at request of board
2. Dock Use: Open Discussion
Board Decision: Docks determined to private property and members must get owner's permission to access
3. Dam Restrictions: Open Discussion
Board Decision: No vehicles of any kind on dam until further notice

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4. Raising Dues

- i. Dues are for operating expenses and maintenance
- ii. Dam mowing will increase operating expenses and will require dues be raised
- iii. Rules for Raising Dues
 - 1) Notice by November 1 required to be effective January 1 per covenants
 - 2) Mandatory member vote required if notice not completed by November 1
 - 3) Determine operating costs plus 14.5% for dues next year

4. Website and Document Storage

- i. New Website: <https://countydowns.org>
- ii. Documents to Post on Website:
 - 1) By-Laws and Covenants - Need to get original By-Laws to post to website
 - 2) Board and Association Member Meeting Minutes
 - 3) Financial Statements
- iii. Add Rules and Regulations Section to Website and Determine What to Post in Section
- iv. Email Anything to Post to Pat

5. 7805 Pembroke Ct. Lakefront Property

- i. Diving Platform Removed
- ii. Erosion Concern: Open Discussion
Do they want the wall?

Board Vote: Pending; Tabled to Gather Additional Information – Board to check with homeowner about officially determining their property line

VII. OTHER ITEMS

- 1. Capital Improvements
 - i. Use maintenance funds for capital improvements
 - ii. Vote required to use maintenance funds above \$3,000
 - iii. If maintenance funds are depleted, an assessment will need to be considered and voted upon.

VIII. ADJOURNMENT. – Meeting adjourned at 8:40 PM; next meeting of the Board in January 2023.

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