

County Downs Homeowners Association  
Board of Directors Meeting Minutes  
September 4, 2024

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**I. MEETING DETAILS**

**Chairperson:** Sammi Gregory, President

**Secretary:** Jennifer Weable

**Date:** 9/04/2024; **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 6:12 PM by the HOA President.

**III. ROLL CALL**

1. Todd Rauch, President of the Board
2. Doug Weable, Vice-President of the Board
3. Aubrey Smith, Board Member (Via Phone for the First 15 Minutes of the Meeting)
4. Sammi Gregory, President
5. Chase Morrow, Vice-President (Absent)
6. Pat Steuber, Treasurer
7. Jennifer Weable, Secretary

**IV. APPROVAL OF LAST MEETING'S MINUTES**

Motion by Todd Rauch, seconded by Doug Weable and Aubrey Smith, to approve the minutes for the August 2024 Board Meeting. Motion carried at 6:14 PM.

**V. OFFICER REPORTS**

1. President – N/A
2. Vice-President – N/A
3. Treasurer - Treasurer's report is available on the County Downs website: [Treasurer's Report – August 2024](#)
4. Secretary – N/A

**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. Sign at Front of Neighborhood - On Hold

County Downs Homeowners Association  
Board of Directors Meeting Minutes  
September 4, 2024

2. Parking in Common Area – On Hold
3. Pending Legal Actions – Pending discovery. No action at this time.
4. Delinquent Members
  - i. Several members have not paid annual dues for this year
  - ii. Members not paying those dues by 9/30/2024 will be assessed

**ACTION:**

- *Sammi to compose letter for delinquent members communicating outstanding dues will start accumulating late charges*
- *Pat to communicate to delinquent members that monies collected for payments will be applied to annual dues first*

5. Dam Mowing

**ACTION:** Doug to follow-up with Arthur Ratliff Tree & Stump Removal to schedule mowing.

6. October Member Meeting
  - i. Tentative Date: October 13, 2024
  - ii. Notice of meeting must be sent at least 10 days prior to the meeting but no more than 40 days prior to the meeting
  - iii. Approved budget needs to be reviewed at meeting
  - iv. Election for Open Board Position
  - v. Annual Dues – Vote to increase annual dues
  - vi. Officer Positions Open
    - ✓ Treasurer
      - a. Pat has indicated that he will not be treasurer next year
      - b. Need to get other officer names on the bank account
      - c. Sammi indicated that she has given her name to Boone County title company as the HOA president to contact her directly instead of Pat
      - d. Pat needs to document everything the treasurer is responsible for doing (filing taxes, annual registration, paying bills, etc.)

**ACTION:** Jennifer to draft communication for member notification as well as create ballots/proxies for board member election and increasing annual dues.

County Downs Homeowners Association  
Board of Directors Meeting Minutes  
September 4, 2024

7. Board Member Election

- i. Todd Rauch's board position term is up and we will be holding an election for that position during the October member meeting.

**ACTION:** No additional action at this time.

8. Special Assessment Meeting for Dam Repair

**ACTION:** Sammi to create ballot and give to Todd to print for the special assessment meeting on September 12, 2024.

9. Lake Maintenance (Spraying of Lotus, etc.)

- Conservation Department spraying the lotus was not effective
- Plan to continue using Kevin Brunkhorst with Central Missouri Tool, LLC for lotus spraying
- Add the cost to the 2024-2025 budget

**ACTION:** No additional action at this time.

**VIII. NEW BUSINESS**

1. 2024-2025 Budget

- i. Needs to be available to review in October member meeting
- ii. Need to make certain to include seeding of the dam, spraying lotus, and mowing of the dam in the budget as well as 10% to put into reserve.

**ACTION:** Doug to provide cost of dam seeding and lotus spraying to Pat to include in budget.

**IX. OPEN FORUM - N/A**

**X. NEXT MEETING DATE - TBD**

**XI. ADJOURNMENT**

The Board Meeting adjourned at 7:21 PM.

Minutes approved by the Board of Directors.



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Jennifer Weable, Secretary

December 5, 2024

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Date