

**Cordry-Sweetwater Conservancy District  
Board of Directors Meeting  
January 10<sup>th</sup>, 2025**

1. **Board Members Present:** Mike Leavitt, Randy Brumfield, Jim Maulden, Mark Rasdall and, Ted Adolay
2. **Board Members Present Virtually:** Greg Harper
3. **Board Members Absent:** None
4. **Also, Present:**
  - a. **Staff:** Nick Johann & Brittany Bay
  - b. **CSCD Attorney:** Roger Young
  - c. Estimated 37 freeholders in attendance & numerous online viewers.
5. **Welcome:** Mr. Leavitt called the meeting to order at 12:24 PM
6. **Election Results:**
  - a. Shena Johnson won the District Area 2 seat with 106 votes. Dale Sears had 28 votes.
  - b. Mr. Young read the Oath of Office to Mrs. Johnson who repeated and agreed to the Oath.

**MOTION: Mr. Maulden moved to approve Mr. Michael Leavitt as Chairman of the Board, Mr. Mark Rasdall as Vice Chairman of the Board, and Mr. Ted Adolay as the Secretary of the Board. Motion seconded by Mr. Rasdall. Roll Call:**

**Mr. Harper: Aye  
Mr. Rasdall: Aye  
Mr. Maulden: Aye  
Mr. Adolay: Aye  
Mr. Leavitt: Aye  
Mrs. Johnson: Aye  
Mr. Brumfield: Aye**

**Motion passed unanimously.**

**MOTION: Mr. Maulden moved to approve Mr. Rasdall to the Building Commission, Mrs. Johnson to the Ecology Commission, Mr. Harper to the Roads Commission, Mr. Maulden to the Security Commission, and Mr. Brumfield to the Water Commission. Motion seconded by Mr. Adolay. Roll Call:**

**Mr. Harper: Aye  
Mr. Rasdall: Aye**

**Mr. Maulden: Aye**  
**Mr. Adolay Aye**  
**Mr. Leavitt: Aye**  
**Mrs. Johnson: Aye**  
**Mr. Brumfield: Aye**

**Motion passed unanimously.**

**7. Agenda Modifications:**

- a. Mr. Leavitt requested to add line item 6.b.i. Surplus Property and 9.a. Election Committee.

**MOTION: Mr. Rasdall moved to approve the agenda modifications as requested, motion seconded by Mr. Maulden. Motion passed unanimously.**

**8. Approval of Minutes:**

**MOTION: Mr. Brumfield motioned to approve December 16<sup>th</sup>, Board Minutes, as submitted, seconded by Mr. Adolay. Motion passed unanimously.**

**9. Freeholder Concerns:**

- a. Brian Clancy noted he was a volunteer of the Security Commission, previously on the Wake Committee, and just recently joined the Volunteer Fire Department. Mr. Clancy thanked Aaron Parris and congratulated Shena Johnson. Mr. Clancy noted that he wanted to talk as a freeholder and the Chair of Security Commission. Mr. Clancy noted that he wanted to speak on a factual basis about what has happened over the last few months on a hot topic within the community. Mr. Clancy noted that he wanted everyone to hear the information from the source because a lot of the information came from him and his committee. Mr. Clancy noted everyone could agree the Johann's are class acts. Mr. Clancy noted that the first meeting the beach shelter house was discussed was in May of last year, before the two large summer events. Mr. Clancy noted that looking into the shelter had nothing to do with individual people or individual events, and the topic was on the agenda prior to both big events. Mr. Clancy noted it was brought to Ecology first then brought to Security. Mr. Clancy noted that it was good governing to review policies and procedures every 2-3 years. Mr. Clancy noted that it led to a lot of research by both the Ecology and Security Commission as well as himself. Mr. Clancy noted that the 2 big events at the beach this past summer brought a lot of feedback after the fact which moved the conversation from fee structure to occupancy limits. Mr. Clancy noted that Mr. Leavitt even attended a meeting making sure the CSCD couldn't be held liable if there were too many people in the building. Mr. Clancy noted he asked Mr. Leavitt in an unofficial firefighter capacity to throw out a number for Mr. Clancy to research. Mr. Clancy noted he reached out to Brown County State Park and other places, and they all had an occupancy limit. Mr. Clancy noted that later they found out that they have to have one by code. Mr. Rasdall noted that we have one by code and we did not need to come up with one. Mrs. Rasdall discussed the Indiana Building Code. Mr. Clancy noted that he is the person who came up with the original number of 80 and that it was based off square footage. Mr. Clancy noted that ultimately, they have to follow the Indiana Building Code. Mr. Clancy

noted that the reason they need to do this is its code and if they don't, they are civilly liable if something happens and because they are only renting the shelter not the beach. Mr. Clancy noted that Security didn't feel they should be in the discussion about the fee structure, so they kicked that to the Ecology commission, and they were going to focus on the safety and security aspect. Mr. Clancy noted that Security and Ecology both made recommendations which were similar and the same number, noted the votes came out of both committees with one person who abstained. Mr. Clancy noted that Mr. Leavitt reached out to the authority figures in Brown County and discussed the code these shelters would fall under and the number the District would have to follow. Mr. Clancy noted that he believed this Board does a great job, they are a united group and have done great things for the community. Mr. Clancy noted that good governing is fixing things before they become a large issue. Mr. Clancy concluded by noting that he wanted to challenge the community to volunteer and noted that only 134 people voted in this last election and that's a sad disgrace. Mr. Clancy noted that a lot of people want to voice their opinions, the security commission gets emails, and they're welcome but he would also welcome people to show up for meetings, read minutes, and see what is happening, not just rumors on Facebook. Mr. Clancy noted that it was a very big problem in the community. Mr. Clancy noted that people talk about community, but they are consumers of it not volunteers. Mr. Clancy noted he personally believed they should thank a lot of volunteers for doing all the events, they are the same exact people and noted he wouldn't name the list he had but they know who they were. Mr. Clancy discussed giving back to the community. Mr. Leavitt noted to expand on Mr. Clancy's comments and watching the Facebook feed there was never a discussion about opening the shelter house up to the public. Mr. Leavitt noted the shelter house has only ever been rented to freeholders and it was never a discussion about renting the shelter to anyone but freeholders. Mr. Leavitt noted he saw this go astray but the facilities are only open to freeholders and not to outside entities. Mr. Leavitt noted that there are cases when that has occurred, but it is not condoned or the intent.

- b. Brenda Maulden (SW 264) noted that it sounded like Mr. Clancy wrote her speech. Mrs. Maulden noted that they are all blessed to call the lakes home and noted that since the beginning the District has been known for its beauty and private beaches for freeholders to enjoy. Mrs. Maulden noted the expansion of the beach shelter area several years ago was at the request of freeholders. Mrs. Maulden noted that a major component was overlooked when building the shelter, creating a set of rules for use to ensure interactions are predictable, safe, and fair to everyone to prevent chaos. Mrs. Maulden noted that rules create a level playing field ensuring every freeholder is governed by the same standards regardless of status and power. Mrs. Maulden noted that having community rules prevents disputes and ensures no single person has an undue advantage over others. Mrs. Maulden noted without clear rules/guidelines on capacity limits and allowing businesses and/or organizations to rent the shelter every summer weekend could crowd their local beach. Mrs. Maulden noted that these events are fun and support the local economy or fundraisers in their own way, is it fair to freeholders who just want to enjoy their private beach. Mrs. Maulden noted that for the people bringing emphasis to community spirit and bringing the community together she would like to challenge them to join the CSLOA, the CSVFD, and/or Anglers Club by paying dues or donating their time and special skills as a volunteer to the recognized lake community not-for-profit organizations. Mrs. Maulden noted that these organizations have supported the community for 60 years and are solely supported by donations. Mrs. Maulden noted that these groups have built the community spirit and work 365 days a year to support community; to bring people together by providing the clubhouse, the branch library, fire department, and

emergency response which are on call 24/7 365, and the Anglers Club which promotes conservation youth education of outdoor ethics and environmental responsibility.

- c. Carrie Vavul (OES 333) noted that she wanted to second what Mr. Clancy had stated. Mrs. Vavul noted that she asked a year or so ago about getting a new sound system and requested they look into that.
- d. Dave Wallace (OES 342A) noted he is the Angler's Club President. Mr. Wallace noted many years ago he sat on the Ecology Commission and had the idea of building a shelter house next to the beach house. Mr. Wallace noted that if they are going to be a conservancy in the park system, they want all those amenities and noted most parks have more than one so maybe they need more. Mr. Wallace noted he had been here for 23 years and President of the Anglers Club for 19 years. Mr. Wallace noted they had a great turnout the last 3 years with over 95 kids attending and noted some of those kids do not live here, they come with friends that do and are all welcome at their event. Mr. Wallace noted they did not ask the kids where they are from or for ID, most do not have ID's but if kids come, they are going to take them, and they will take on the statute or capacity of the shelter house. Mr. Wallace noted they do not have fixed chairs, and he asked them to bring their own chairs, but they have around 250 people show up. Mr. Wallace noted that they are using the firehouse shelter and it's larger than the beach shelter, so the capacity is greater. Mr. Wallace noted they are going to continue to host it and if it gets to the point where it's an issue, it is a tremendous and great issue to have. Mr. Wallace thanked the Fire Department for always helping with the Anglers Club kids' tournament. Mr. Maulden noted that the CSLOA has permission from this Board on that day, when someone rents the beach shelter, they only get that shelter and noted that the CSLOA gets the shelter, the parking lot, the beach, and everything; that one day they're saying they're bringing the whole community together. Mr. Rasdall noted that they authorize the CSLOA to bring 4,335 people outside to the beach that day by having 289 members and 15 guests per member. Mr. Rasdall noted that if that applies to the whole District, not just CSLOA members, and everyone can bring 15 outside people, they are in an excess of 32,000 people that are permitted to come to the beach.
- e. Judy Hamilton (SW 528) noted that when originally contacted about the proposal she understood it, but then realized that it had to do with one of the Districts shareholders, and any shareholder is allowed to rent the pavilion, and someone was upset because another shareholder felt competition from that shareholder and noted she did not believe that was right. There was discussion amongst the freeholders in attendance. Mr. Rasdall noted that social media has presented this topic differently. Mrs. Hamilton noted she had attended the beach bash twice and would prefer to attend the beach bash versus the fireworks. Mrs. Hamilton noted that the 4<sup>th</sup> of July was nothing but a drunken party on the beach. Mrs. Hamilton noted that the advertisement for the beach bash is no different than the advertising that goes on for the haunted trail and the fireworks. Mrs. Hamilton noted that the Ecology commission is saying its harmful to ecology, but she doesn't believe that the beach bash is harmful to ecology because the fireworks would be much more harmful. Mrs. Hamilton noted if they wanted to say that they need to look at some of the things they are doing. Mrs. Hamilton asked if we are doing any favors or if we just need to cut back and look at only having the people who are living here at the lakes. Mrs. Hamilton noted that they needed to look at what the issue is here.
- f. Shawn Rexroth (OES 260) noted that she was on the ecology commission. Mrs. Rexroth noted that she was just voted on but she had never seen her there. Mrs. Rexroth noted that this was not a personal attack on Jamie and asked Jamie Johann, a freeholder in attendance, if she would be ok if Carrie had an event and advertised outside the lakes and invited 900 people. There was discussion amongst Mrs. Rexroth and the freeholder in attendance. Mr. Rasdall

noted that this section of the meeting was for freeholder comments and to address the Board and not to question anyone. Mrs. Rexroth noted that she supported the recommendations that the Ecology and Security Commission passed about the beach shelter remaining private because it's the last private space they have. Mrs. Rexroth noted this was not a personal attack and everyone is friendly with the Johanns. Mrs. Rexroth noted that this did not validate a reason to permit a real estate agency, mortgage broker and her business to invite 100's of friends and business associates to take over their private beaches and shelters. Mrs. Rexroth noted the mortgage broker involved stated on their Facebook there was 900 in attendance last year. Mrs. Rexroth noted that the beach bash is advertised far and wide, real estate signs in the ground, promotional giveaways and so on. Mrs. Rexroth noted that majority in attendance are not freeholders. Mrs. Rexroth noted that if this continues to be allowed there will be multiple freeholders who have businesses that can do the same. Mrs. Rexroth noted she recalled this, starting with Aaron on the Board. Mr. Rasdall noted Mrs. Rexroth mentioned a majority in attendance were not freeholders and asked where Mrs. Rexroth got her numbers. Mrs. Rexroth noted that she doesn't have those numbers. Mr. Rasdall noted that there were people that she did not know and he did not know all the freeholders. Mrs. Rexroth noted that she has RSVP so she could tell them the number of freeholders. Mrs. Rexroth noted that it was not a personal attack against Jamie or Nick. Mrs. Rexroth noted that they do not want businesses renting the shelter and inviting 100's of people with outside advertising to the shelter. Mr. Rasdall noted to be clear they have never rented to a business. Mr. Leavitt confirmed that it has only ever been rented to freeholders. Mrs. Rexroth noted that it may have only been rented to freeholders, but it has been used as promotional in business events. Mr. Maulden noted that it was rented to a freeholder and the freeholder used it to advertise their business, he was there. Mr. Levitt noted that concluded three minutes. Mrs. Rexroth noted that the Board received her email. Mr. Rasdall noted that the Board received 33 emails for leaving things as they are and 9 emails against the way things are.

## **10. Management Reports:**

### **a. Director of Finance & Administrative:**

1. Mrs. Bay summarized the fund report. The current balance is \$5,005,033.39.

**MOTION: Mr. Rasdall motioned to approve the financial report subject to audit, seconded by Mr. Brumfield. Roll Call:**

**Mr. Harper: Aye**

**Mr. Rasdall: Aye**

**Mr. Maulden: Aye**

**Mr. Adolay Aye**

**Mr. Leavitt: Aye**

**Mrs. Johnson: Aye**

**Mr. Brumfield: Aye**

**Motion passed unanimously.**

2. Mrs. Bay summarized Resolution 2025-21 Transfer of Funds within the Budget.

**MOTION: Mr. Maulden motioned to approve Resolution 2025-21 Transfer of Funds within the Budget, seconded by Mr. Rasdall. Roll Call:**

**Mr. Harper: Aye**  
**Mr. Rasdall: Aye**  
**Mr. Maulden: Aye**  
**Mr. Adolay Aye**  
**Mr. Leavitt: Aye**  
**Mrs. Johnson: Aye**  
**Mr. Brumfield: Aye**

**Motion passed unanimously.**

3. Mrs. Bay summarized the appropriation report and year end claims list. The claims total is \$135,105.84. The unexpended remaining balance for 2025 is \$557,380.17 or 12.48% remaining, the unencumbered \$457,004.17.

**MOTION: Mr. Rasdall motioned to approve the year end claims subject to audit, seconded by Mr. Brumfield. Roll Call:**

**Mr. Harper: Aye**  
**Mr. Rasdall: Aye**  
**Mr. Maulden: Aye**  
**Mr. Adolay Aye**  
**Mr. Leavitt: Aye**  
**Mrs. Johnson: Aye**  
**Mr. Brumfield: Aye**

**Motion passed unanimously.**

4. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$250,236.83.

**MOTION: Mr. Brumfield motioned to approve the monthly claims subject to audit, seconded by Mr. Rasdall. Roll Call:**

**Mr. Harper: Aye**  
**Mr. Rasdall: Aye**  
**Mr. Maulden: Aye**  
**Mr. Adolay Aye**  
**Mr. Leavitt: Aye**  
**Mrs. Johnson: Aye**  
**Mr. Brumfield: Aye**

**Motion passed unanimously.**

5. Mrs. Bay summarized Resolution 2026-1 Encumbered Funds.

**MOTION: Mr. Rasdall motioned to approve Resolution 2026-1: Encumbered Funds, seconded by Mr. Brumfield. Roll Call:**

**Mr. Harper: Aye**  
**Mr. Rasdall: Aye**  
**Mr. Maulden: Aye**

**Mr. Adolay Aye**  
**Mr. Leavitt: Aye**  
**Mrs. Johnson: Aye**  
**Mr. Brumfield: Aye**

**Motion passed unanimously.**

6. Mrs. Bay summarized Resolution 2026-2 Rainy Day Fund Transfer.

7.

**MOTION: Mr. Rasdall motioned to approve Resolution 2026-2: Rainy Day Fund Transfer, seconded by Mr. Maulden. Roll Call:**

**Mr. Harper: Aye**  
**Mr. Rasdall: Aye**  
**Mr. Maulden: Aye**  
**Mr. Adolay Aye**  
**Mr. Leavitt: Aye**  
**Mrs. Johnson: Aye**  
**Mr. Brumfield: Aye**

**Motion passed unanimously.**

**b. Director of Operations:**

1. Mr. Johann summarized his report.
2. Mr. Johann thanked Josh Bryant, Nick Hites, and Jeff Dollens and noted that they have a small but mighty crew to take care of maintaining the whole District.
3. Mr. Johann gave an update on the Cordry Spillway Project and thanked the members of the Board for helping him while he oversaw the day-to-day project on this project.
4. Mr. Johann thanked Mr. Brumfield for helping to improve the vegetation management project while saving the District money.
5. Mr. Johann reviewed the Scagg zero turn mower being surplus property. Mr. Johann noted that it was probably valued between \$1,500-\$2,000. Mr. Young noted that first the Board must declare those items property of surplus, and then the Board must authorize Mr. Johann to dispose of the items in a matter consistent with the Indiana Code which requires competitive bidding, and noted he believed in the past property was listed on a website.

**MOTION: Mr. Rasdall motioned to approve making the Scagg mower surplus property available for sale, seconded by Mr. Maulden. Roll Call:**

**Mr. Harper: Aye**  
**Mr. Rasdall: Aye**  
**Mr. Maulden: Aye**  
**Mr. Adolay Aye**  
**Mr. Leavitt: Aye**  
**Mrs. Johnson: Aye**  
**Mr. Brumfield: Aye**

**Motion passed unanimously.**

**11. Commission Reports:**

**a. Building:**

1. The Building Commission's Annual report for 2025 was available for review.
2. Mr. Rasdall discussed a septic system that has been removed after meeting with the Health Department and Mr. Johann. Mr. Rasdall thanked everyone involved.

**b. Ecology:**

1. Mr. Brumfield summarized the Ecology Commission's Annual Report for 2025.

**c. Roads:**

1. The Road Commission's Annual report for 2025 was available for review.

**d. Security:**

1. Mr. Maulden summarized the Security Commission Annual Report for 2025.
2. Mr. Maulden asked Jim Donnells to come up and give a little bit of history on the shelter house and why and when it was built.
3. Jim Donnells (J23) noted that he was here to speak not as a freeholder but as a former Ecology Commission member at the request of Mr. Maulden from the Security Commission to give some background behind the beach shelter. Mr. Donnell's noted that back in May the Security Commission asked him as a former 10-year member of the Ecology Commission for some background as to why and wherefore the beach shelter was created so he researched the minutes and spoke to Josh Hawley, the superintendent at the time. Mr. Donnell's noted he moved here in 2014 and the decision to add a beach shelter had been in 2015. Mr. Donnell's noted that the beach shelter decision had been made but the plan had not yet been developed and in 2015 the Ecology Commission put together a proposed budget for the beach shelter and submitted it to the Board. Mr. Donnell's noted that the Board came up with an amount they would be willing to spend on the new shelter. Mr. Donnell's noted that the need for the shelter came from an overwhelming number of requests for reservations from freeholders for birthday parties, graduation parties, etc. at the old shelter. Mr. Donnell's noted that the budget for the shelter was developed and Mr. Hawley developed a plan for the new shelter with no specific design or size in mind but built on the experience of the size needed to accommodate family reunions, graduation parties and birthday parties. Mr. Donnell's noted the old shelter, up to that point, no one had envisioned being used for a wedding or large facility as it couldn't accommodate that. Mr. Donnell's noted that the design was a little larger than the old beach shelter, but the purpose of the second shelter was to accommodate for these kinds of activities that then enabled the old

shelter to be used by the beach attendant and freeholders to utilize for shelter when a party was going on. Mr. Donnell's noted that the new shelter was for freeholder reservations at no cost. Mr. Donnell's noted that back then there was no vision of charging anybody a fee or deposit for use, and Mr. Hawley's plan also included an expansion and renovation of the restrooms. Mr. Donnell's noted that the previous manager also put in place that no one could reserve the old shelter house, it would be used to provide shelter for freeholders using the beach. Mr. Donnell's noted that this also allowed for unhindered use of the restroom facilities while a party was happening. Mr. Donnell's noted that the contractors' bids received were more than the Board approved budget, so Mr. Hawkey and Ecology agreed to not scale down the size of the shelter and rather than expand the bathrooms they would just have them renovated. Mr. Donnell's noted this was approved in 2016, construction commenced in 2017 and in 2018 the new pavilion was being used. Mr. Donnell's noted that because the new pavilion was so attractive there was an influx of larger parties and weddings wanting to utilize it, which was not previously envisioned by Mr. Hawley or the Ecology Commission. Mr. Donnell's noted that was the historical background behind how Mr. Hawley and the Ecology Commission put together the new pavilion and they could decide how they want to move forward in the future and asked if anyone had questions.

**MOTION: Mr. Maulden motioned to approve and accept the recommendations set forward to the Board by the Ecology Commission and Security Commission with one change being 80 people to 106 people maximum capacity. Motion seconded by Mr. Adolay.**

**“Beach Shelter Recommendations:**

**Approved by the Ecology Commission on 12/4/25 & Security Commission on 12/9/25**

**In addition to the conditions set forth in the Sweetwater Beach Shelter House Reservation Agreement, the Ecology Commission refers the following conditions to the Security Commission for approval:**

**1. The maximum capacity of the Beach Shelter is 80 people and it shall not be rented for use by more than 80 people. The capacity shall not be extended by combination with a Beach Use Agreement or other Special Use Agreement, except for the annual CSLOA fireworks event and CSVFD Haunted Trail event, as approved by the CSCD Board. For both of those events, the CSLOA and CSVFD shall ensure that the 80 person shelter capacity is not exceeded.**

**2. Rental of the Beach Shelter includes use of the beach, but does not reserve the beach. The beach shall remain open for use by all freeholders and their guests.**

- 3. CSCD, CSVFD, CSLOA, Angler's Club, and Church of the Lakes remain exempt from payment for the use of the Beach Shelter, but must comply with all other conditions and must complete a Reservation Agreement.**
- 4. Only freeholders are permitted to rent the Beach Shelter.**
- 5. Violation of the Reservation Agreement may result in forfeiture of security deposit and/or prohibition on future rentals by the freeholder.**
- 6. The Beach Shelter shall not be rented for any commercial purpose. Commercial purpose is defined as the sale, advertisement, or solicitation of the purchase of merchandise, goods, or services.**
- 7. No outside advertising of any event."**

**Discussion:**

**Mr. Rasdall reviewed the State Building Code. Mr. Rasdall noted with tables and chairs the occupancy would be 106, with just chairs alone and to remove the tables the occupancy would be 228, and removing all tables and chairs the occupancy would be 320 occupants in the shelter. Mr. Rasdall noted that those are the rules the State already has in place. Mr. Rasdall noted this is already enforceable code and he didn't see a need to change that. Mr. Rasdall noted that the Building Commission has never been asked about anything, and no recommendations were brought to the Building Commission to get their input on this topic.**

**Mr. Maulden passed out the recommendations to the Board.**

**Mr. Brumfield noted that when this was presented to Ecology the occupancy was 80. Mr. Brumfield noted that was the total number of people allowed at the event, not just inside the shelter. Mr. Brumfield noted that he was not in favor of that.**

**Mr. Rasdall noted that if he wanted to have a pitch in dinner at the lakes, and invite all freeholders, and all freeholders have a beach pass, who is going to tell them they can't come when they pay taxes, because there are too many of them. Mr. Rasdall noted that would stifle that from happening as well. Mr. Rasdall noted that the CSLOA and Jamie's party both advertised outside the District and in his opinion was a mistake, and all have agreed not to do that. Mr. Rasdall noted that they could make a rule for no advertising any event at the shelter house open to the public. Mr. Rasdall noted he didn't believe they needed a motion to put that in place. Mr. Rasdall and Mr. Young discussed indemnifying the CSCD from any liability of events at the beach. Mr. Rasdall discussed the Church of Lakes being allowed to rent the shelter free of charge and noted he did not have a problem with that, but they are talking about keeping the shelter private and lakes only and the Church does not pay taxes here. Mr. Rasdall noted that the Fire Department does the Haunted Trails and it relies on outside advertising and people outside the District. Mr. Rasdall noted he was thankful for having a Fire Department here because**

if they had to wait for the County you may be at a total loss. Mr. Rasdall discussed a Fire that the CSVFD responded to. Mr. Rasdall noted that event is used to fund the people who can save lives and properties, and this event is strictly how they raise major funds and can be here in the event of an emergency. Mr. Rasdall noted that if this motion allows the Church of the Lakes to come here and utilize the shelter, he would like to allow his Church to come too.

Mr. Maulden asked if the Board wanted him to read this.

Mr. Brumfield read the portion discussing commercial purpose and noted that the Anglers Club has sponsors for their event and puts up their banners and asked if that was a violation. Mr. Rasdall noted that currently yes and noted that they are promoting that company. Mr. Rasdall noted that would be the same as the freeholder Jamie Johann renting the facility, Jamie Johann Real Estate did not, but her company sponsored the food and drinks and charged no one, they did not sell anything, they did have a fundraiser for Spurnica Schools and raised \$800. Mr. Rasdall noted that it was a benefit to the community. Mr. Rasdall reiterated that they had 33 emails opposed to this change and 9 for this change. Mr. Rasdall noted that he didn't want to see this divide the community, he moved here because it is a great place with great people.

A freeholder in the audience noted that they disagreed; there were things being sold, there was a vendor present selling jewelry. Mr. Rasdall noted he stood corrected on that, but that would not be permitted.

There was discussion amongst freeholders in attendance.

Mr. Brumfield noted he believed there were too many unintended consequences to this. Mr. Brumfield noted there were areas they could improve but he doesn't believe this is it.

Mr. Rasdall noted that the beach has always been private and there are more beach violations coming in when they don't have people there. Mr. Rasdall noted if they wanted to keep the beach private, they need to put a fence up with RFID passes on the gates, it would be much more of deterrent if you wanted to keep it private. Mr. Rasdall noted that Mrs. Bay would contact google to have them change Sweetwater beach to private.

A freeholder asked the Board to not make any changes today to the shelter policies and take it under further review and define a space outside the footprint of the shelter that would come with the shelter rental, and no outside advertising.

Mr. Maulden asked Mrs. Johnson since she participated in writing this recommendation if there was anything she would change. Mrs. Johnson noted if this was his motion that it was his motion, but this is an accurate representation of the recommendations that were made by the ecology and security commission. Mrs. Johnson read the recommendations. Mr. Rasdall further expanded on outside advertising on Facebook and

social media. Mr. Rasdall noted that this is where he believes passing this today there are things on here that have not been fully thought through. Mr. Rasdall noted that he did not agree with this and the majority of freeholders that he has talked with, or that have emailed in almost 4-1 are not in favor of this proposal.

Mr. Maulden noted that Security has been discussing this since May, they have put a lot of thought into this, and it has been brought up to this Board almost every month since then. Mr. Maulden noted that they knew about it and could have put in input and mentioned a lot of them have buried their heads in the sand. A freeholder noted he agreed with Mr. Rasdall. A freeholder noted there was contradictory language in the revisions that were previously read, and mentioned they believed it needed to be reviewed.

A freeholder noted that when reaching out to any Brown County shelter rentals none of the places mentioned if they wanted more occupancy removing tables, they gave the maximum occupancy. There was more discussion amongst the freeholders in attendance about occupancy. Mr. Rasdall noted that the State did put the other occupancy levels there for a reason. The freeholder discussed that other shelters had rules about not removing items from structures. Mr. Maulden noted when he saw occupancy levels in a shelter there was only one listed, not three. There was discussion over maximum occupancy. Mr. Maulden noted there was a motion and second on the floor. There was discussion on the Anglers Club using the other shelter. Mr. Leavitt asked where the rental agreement for the other shelter was. Mr. Maulden noted tables could be set outside the other shelters. Mr. Maulden noted the Anglers Club wanted it for one day a year Security is looking at 365 days. Mr. Leavitt noted that Mr. Maulden circumvented his argument by saying they were going to exclude this from this event. Mr. Maulden noted this was for rental purposes for this one beach shelter. A freeholder noted that it sounds like it does need to be discussed more, and once a number is decided signage should go up at each shelter house. Mr. Rasdall noted that the signage should go up on the shelter house with compliance to Indiana Building Coed. Mr. Maulden noted that this is the number Brown County gave them. Mr. Rasdall discussed renting the shelter for weddings and noted he didn't see a problem with people renting it out for a wedding. There was discussion amongst the freeholders regarding parking. A freeholder discussed if all 1600 freeholders showed up to the beach would they be told they need to go home. Mr. Rasdall noted he wouldn't tell them to go home they pay the same tax as him.

Mrs. Johnson asked Mr. Rasdall if he wanted Building to have an opportunity to look at the proposal. Mr. Rasdall noted that when discussing the occupancies it would have been nice for Building to

review it, but it was never brought to them. There was discussion about input.

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Rasdall: No**

**Mr. Maulden: Aye**

**Mr. Adolay Aye**

**Mr. Leavitt: No**

**Mrs. Johnson: Aye**

**Mr. Brumfield: No**

**Motion passed 4-3.**

**e. Water:**

1. The Water Commission's Annual report for 2025 was available for review.

**12. Old Business:**

**a. Rule Book**

- i. Mr. Leavitt noted they were still in progress with the Rule Book update. Mr. Leavitt noted a definition section in the front should be added to define items such as CSCD abbreviation. There was discussion for definition of a freeholder. Mr. Maulden discussed boat lengths for watercraft. There was discussion over deleting grandfathered for fishing watercraft. Mr. Brumfield noted on fishing watercraft it should be less than 21 feet. Mr. Maulden discussed the throwable flotation devices on the watercraft. Mr. Maulden discussed launch and storage of watercraft. Mr. Maulden noted it is currently still a rule that offshore lot owners cannot store their watercraft on the lakes. Mr. Maulden asked if ecology was going to look into this. Mrs. Johnson noted that ecology could take this back but asked what it had to do with ecology. There was discussion over this topic just being a Board vote. Mr. Brumfield noted this was either going to be a rule or not. Mr. Adolay noted he believed the rule had been in place to eliminate the number of boats on the lake. Mr. Adolay noted the rule has been you have to have on shore property to store your boat on the lake. Mr. Leavitt noted that they have also pushed an equal assessment because everyone has the same rights. There was discussion over the rule. Mr. Young noted it would be easy to draft the language. There was discussion over the District controlling the water. Mrs. Johnson asked if they were voting on this today and noted that they were reviewing the Rule Book as a whole. Mrs. Johnson discussed having a 30-day comment period once the Board had the Rule Book where they wanted it, for freeholders to have written comments and the Board to review thoroughly before they adopt it. Mr. Maulden discussed a possible misprint on page 27. Mr. Young discussed the holding tank rules, and inspections. Mr. Young noted the District had the authority to regulate. Mr. Rasdall noted that the Building Commission could add this to their agenda. Mr. Young noted he believed they addressed everything he saw as questions. Mr. Leavitt noted he liked Mrs. Johnsons idea of once the Rule Book was in final form allowing a 30-day comment period to allow freeholders to review. Mr. Young asked if the Board wanted to get this out before addressing the holding tank regulations and boat storage of watercraft

issue. There was discussion over getting the Rule Book out. There was discussion over leaving the boat storage and holding tank regulations out for now.

**MOTION: Mrs. Johnson motioned to approve authorizing Mr. Young to make the remaining changes to the rule, forward those changes to the Board and for Mr. Leavitt to make the ultimate decision whether it is ready to disseminate public comment from freeholders for a period of 30 days, which will be advertised appropriately. Motion seconded by Mr. Maulden. Roll Call:**

**Mr. Harper: Aye  
Mr. Rasdall: Aye  
Mr. Maulden: Aye  
Mr. Adolay Aye  
Mr. Leavitt: Aye  
Mrs. Johnson: Aye  
Mr. Brumfield: Aye**

**Motion passed unanimously.**

**Discussion: There was discussion on how the Rule Book will be distributed for review by freeholders. 3**

### **13. New Business:**

#### **a. Election Committee**

- i. Mr. Leavitt noted that they appreciated Jim Ray, Teresa Gillentine, and Greg Gillentine volunteering again to be a part of the Election Committee for the next year.**

**MOTION: Mr. Rasdall motioned to approve keeping the Election Committee the same for the 2027 Election. Motion seconded by Mr. Maulden. Roll Call:**

**Mr. Harper: Aye  
Mr. Rasdall: Aye  
Mr. Maulden: Aye  
Mr. Adolay Aye  
Mr. Leavitt: Aye  
Mrs. Johnson: Aye  
Mr. Brumfield: Aye**

**Motion passed unanimously.**

### **14. Board Members Concerns**

- a. Mr. Harper noted that they were in Florida for retirement for the next couple of months.**
- b. Mr. Rasdall thanked everyone who came out and voted today and noted the election results are lower than the turnout in the past. Mr. Rasdall welcomed Mrs. Johnson to the Board and thanked Mr. Parris for his past service/ Mr. Rasdall noted that he wanted to go on record,**

saying he did not agree with the Board action today and he did not agree with the policies the Board adopted in a 4-3 vote. Mr. Rasdall thanked everyone for coming, putting input and noted he looked forward to a prosperous and uneventful year.

- c. Mr. Maulden congratulated Mrs. Johnson and thanked everyone for sticking with them today. Mr. Maulden noted he hoped the 2026 meetings would not be as controversial.
- d. Mr. Adolay congratulated Mrs. Johnson. Mr. Adolay noted he wanted to caution everyone and mentioned there were some very unprofessional comments on Facebook. Mr. Adolay noted that he didn't want anyone to take anything personally. Mr. Adolay noted it was fine to express opinions, but they shouldn't attack people.
- e. Mr. Leavitt noted that they appreciated having the legal mind added to the group. Mr. Leavitt noted he appreciated everyone coming out and that their involvement helps steer the direction of the District.
- f. Mrs. Johnson thanked all the voters who came out, and all of the people present today. Mrs. Johnson noted she was excited to be here and let everyone know not to hesitate to reach out to her if they have concerns. Mrs. Johnson thanked the Election committee and staff, Aaron Parris, for his service, and thanked Dale Sears.
- g. Mr. Brumfield congratulated Mrs. Johnson. Mr. Brumfield noted it had been a pleasure serving on the Ecology Commission, and noted he believed that Mrs. Johnson would bring a lot to the Board. Mr. Brumfield noted he looked forward to getting to learn about water. Mr. Brumfield thanked the Election committee for all their time spent yesterday and today.

**15. Adjourn (2:45 PM)**

**MOTION: Mr. Rasdall moved to adjourn, seconded by Mr. Adolay. Motion passed unanimously.**

Respectfully submitted,

  
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Ted Adolay, Board Secretary  
Date Submitted: