

Cordry-Sweetwater Conservancy District
Board of Directors Special Meeting
January 20th, 2026

1. **Board Members Present:** Mike Leavitt, Randy Brumfield, Mark Rasdall, Shena Johnson, and Ted Adolay,
2. **Board Members Present Virtually:** Greg Harper
3. **Board Members Absent:** Jim Maulden
4. **Also, Present:**
 - a. **Staff:** None
 - b. **CSCD Attorney:** None
 - c. **Freeholders in attendance:** 1
5. **Welcome:** Mr. Leavitt called the meeting to order at 7:00 PM
6. **Commission Appointments:**
 - a. Mr. Leavitt noted this meeting was called because in the past when making commission appointments in the past it was discussed ahead of time with those people. Mr. Leavitt noted it was normally a procedural item, and people discussed whether they wanted to be on certain commissions. Mr. Rasdall confirmed and gave an example of when he moved from the roads commission to the building commission and they had discussed that prior to the change. Mr. Leavitt noted that seemed to be the consensus. Mr. Leavitt noted that Mr. Brumfield had been on ecology many years and had many things in the works, as well as a lot of qualifications professionally for the position. Mr. Leavitt noted that Mrs. Johnson and Mr. Brumfield both seemed puzzled in the meeting when the commission appointments were made. Mr. Brumfield noted that during the roll call vote by the time it got to him it was pretty much set and was what it was. Mr. Brumfield noted he spoke with other Board members after the meeting, and no one knew anything about the commission appointments. Mr. Brumfield noted that they discussed whether this was the best fit for the Conservancy. Mr. Rasdall noted that they all assumed that something had happened that didn't happen. Mr. Leavitt noted that after several people asked him about the commission appointments, decided it would be good to talk about this topic again and make sure that the Board was doing what was best for the commissions. Mr. Rasdall noted that when looking at it Mr. Brumfield is involved in the chemical treatment around and in the lakes and with the fish population management and that is a continuation and it didn't make sense to him why this happened, but he assumed an agreement was made. Mr. Rasdall noted that the other side was the water utility is a business and having someone well versed in the law makes sense for that commission. Mrs. Johnson noted that she spoke with Mr. Maulden after the last meeting and noted he nominated Mrs. Johnson to the ecology commission because she was new to the Board and ecology was familiar to her.

MOTION: Mr. Rasdall motioned to approve Randy Brumfield to the ecology commission and Shena Johnson to the water commission, as the Board representatives.

Motion seconded by Mr. Brumfield.

Discussion: Mr. Adolay noted that he believed this should be done at a full meeting in front of the public. Mr. Rasdall noted that this needs to be done now before the commissions have to meet, and it was advertised to the public. Mr. Leavitt confirmed. There was discussion about whether an alert was sent out. Mr. Leavitt noted that was why a special meeting was called and public notice was sent out. Mr. Adolay noted he thought this meeting was about people interested in joining the commissions. Mr. Adolay noted that the Board member who made the original commission appointment was not present. Mr. Leavitt noted that he had the opportunity to be here. Mr. Rasdall noted he was aware of the meeting. Mr. Leavitt noted that if there were going to be changes, he wanted that to happen before the commission had their first meetings. Mr. Leavitt noted that if they waited for the February Board meeting, they would have already had the first commission meeting and to him that would be disruptive. Mr. Adolay noted again that the person who made the initial motion was not present. Mr. Rasdall noted that he had the same opportunity to attend just like Mr. Harper did and called in for the meeting. Mr. Leavitt noted that when he called for the special meeting, he did not know Mr. Maulden would be out of town. Mr. Brumfield noted that he would do the water meetings, but Mrs. ~~Wheeler~~^{Johnson} had dibs on it. There was discussion over commission meetings. Mr. Brumfield noted that Ken Brassuer runs the water commission meetings, he had been on the commission while, he is the Chair, and believes the meetings are pretty simple. Mr. Leavitt noted that he believed the way it went in the last vote was not right because they were not all informed.

Roll Call:

Micheal Leavitt: Aye

Mark Rasdall: Aye

Greg Harper: Aye

Randy Brumfield: Aye

Shena Johnson: Aye

Ted Adolay: Aye

Motion passed unanimously 6-0.

- b. Mr. Adolay asked if while they were discussing the commissions could they make it a policy to have the people the commission is recommending to come before the Board and speak. Mr. Adolay noted the Board was basically picking who they wanted. Mr. Leavitt noted that the commission is making a recommendation to the Board. Mr. Adolay noted that they were passing on people, and they didn't even know who they were. Mr. Adolay noted that every other group he has been on when you want to join a commission you have to present yourself to the group. Mr. Adolay noted that he believed they should come in and give the Board their qualifications and what their interests are and give the Board an opportunity to do it that way versus just a resume. Mr. Leavitt noted that he agreed they may not get all of the information, but what the commissions are doing is vetting people for the Board and making a recommendation. Mr. Adolay noted that he believed that it causes the same personalities and same passions to all be the same because the commission basically creates its own, so there is**

no ability for discussions because everyone is from that group. Mr. Rasdall discussed the building candidate attending the building meetings prior to approval. Mr. Brumfield noted that ecology spoke with candidates and asked questions. Mr. Adolay noted that he didn't know that. Mr. Adolay noted that any other organization he had been in they had to pursue them themselves. Mrs. Johnson asked if he was suggesting just the commission's recommendation come to the meeting and present themselves or all interested candidates. Mr. Adolay noted that if three people wanted to run for the commission all three people should come to the meeting and talk and then the Board votes on it. Mr. Rasdall noted that Mr. Adolay was wanting the Board to vote and the commission doesn't get an input. Mr. Brumfield noted that the commission needs a voice in there, and that would basically cut the commissions out. Mr. Rasdall noted that this is how it has been forever. Mr. Adolay noted that they could voice their opinion but that doesn't mean the Board has to vote that way. Mr. Adolay noted that he believed they had a situation where friends were being added and when someone else wants to be on the commission they can't. Mr. Adolay noted he believed that is why most organizations don't do it that way they have to be in front of the whole group. A freeholder in attendance noted that they are on a commission and they were not friends with the people on the commission. Mr. Adolay noted that he believed it could be controlled this way, because the recommendations for replacements come from the group. Mr. Brumfield noted he disagreed. Mr. Leavitt noted he could see where that could happen but normally, they rarely have extra people applying for a position. Mr. Adolay noted that they should come in and present their qualifications, what they do for a living, and their interests. Mr. Leavitt noted that is what the commissions do now. Mr. Rasdall noted that every person who wants to volunteer is sent to the Board and asked Mr. Adolay if he reviewed those. Mr. Adolay noted but he doesn't know them. Mr. Rasdall noted that he doesn't know them, but he reads their bios. Mr. Adolay noted that if they gave a speech or presentation, you could get a feel for that person. Mrs. Johnson noted that she believed it would be a good idea for the person interested in the commission to go to a commission meeting beforehand. There was discussion over the last candidates for the ecology commission. There was discussion over volunteerism.

7. Covenant Violations

- a. Mr. Leavitt discussed the chicken violation. Mrs. Johnson asked if this started in December because of a complaint. Mr. Leavitt noted it started with a complaint. Mrs. Johnson noted that they received a complaint that there was a violation in the covenant. Mr. Rasdall noted that the covenant reads for commercial use. Mr. Leavitt confirmed. Mr. Rasdall discussed the building rules and the enforceability of the dog rules and chickens. Mrs. Johnson read the covenant regarding this topic. Mrs. Johnson noted the bottom line was the Board sent a letter because it was a violation. The rest of the present Board confirmed. Mrs. Johnson noted the freeholder responded to the letter. Mr. Rasdall confirmed and noted that they were part of the 4-H program. Mrs. Johnson noted that the freeholder expressed concern because the chickens could not reenter a flock safely until summer. Mr. Brumfield noted that he believed that was too long and they should set a precedence. Mrs. Johnson noted it specifically says foul in the covenant. Mr. Rasdall noted that there are things in the rule book that can't be enforced. Mr. Rasdall discussed the dog rule. Mr. Rasdall noted that the CSCD attorney previously mentioned that chickens could pollute the lake. Mr. Leavitt noted that would be in terms of CSCD authority. Mr. Rasdall noted that he is currently inclined to allow the chickens to get into a home during the warm weather. Mr. Rasdall noted they should find out the date of the 4-H event. Mrs. Johnson asked if they could allow them to stay until the March meeting and the Board could discuss it in March after gathering more information. There was discussion

of other chickens in the District. There was discussion over changing the language in the rule book. Mrs. Johnson noted that they could change the rule but not the covenant. Mr. Rasdall noted that they could define the term commercial use. Mr. Brumfield noted that one chicken would not pollute the lake but there are 1600 freeholds in the District. Mr. Leavitt noted this was a lake front property.

MOTION: Mrs. Johnson motioned to approve delaying the covenant violation discussion until the March Board of Directors Meeting. Motion seconded by Mr. Rasdall.

Roll Call:

Micheal Leavitt: Aye

Mark Rasdall: Aye

Greg Harper: Aye

Randy Brumfield: Aye

Shena Johnson: Aye

Ted Adolay: Aye

Motion passed unanimously 6-0.

8. Adjourn (7:30 PM)

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

Respectfully submitted,



Ted Adolay, Board Secretary

Date Submitted: