

Cordry-Sweetwater Conservancy District
Board of Directors Meeting
June 17th, 2025

1. **Board Members Present:** Mike Leavitt, Randy Brumfield, Jim Maulden, Aaron Parris, Mark Rasdall, Ted Adolay, and Greg Harper
2. **Board Members Present Virtually:** None
3. **Board Members Absent:** None
4. **Also, Present:**
 - a. **Staff:** Brittany Bay & Nick Johann
 - b. **CSCD Attorney:** Roger Young
 - c. Estimated 8 freeholders in attendance & numerous online viewers.
5. **Welcome:** Mr. Leavitt called the meeting to order at 7:02 PM
6. **Agenda Modifications:**
 - a. Mr. Leavitt requested to add line item 5bi. Road Paving Bids.

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

7. **Approval of Minutes:**

MOTION: Mr. Brumfield motioned to approve May 20th, Board Special Session Minutes, as submitted, seconded by Mr. Adolay. Motion passed unanimously.

MOTION: Mr. Adolay motioned to approve May 20th, Board Minutes, as submitted, seconded by Mr. Brumfield. Motion passed unanimously.

8. **Freeholder Concerns:**

- a. None

9. **Management Reports:**

a. Director of Finance & Administrative:

1. Mrs. Bay summarized the fund report. The current balance is \$4,806,444.10.

MOTION: Mr. Brumfield motioned to approve the financial report subject to audit, seconded by Mr. Rasdall. Motion passed unanimously.

2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$867,225.39. The unexpended remaining balance for 2025 is \$2,060,505.74 or 48.48% remaining.

MOTION: Mr. Rasdall motioned to approve the monthly claims subject to audit, seconded by Mr. Parris. Motion passed unanimously.

b. Director of Operations:

1. Mr. Johann summarized his report.
2. Mr. Leavitt read the Road Paving Bid. It was noted the District only received one bid for Road Paving.
3. Mr. Young noted that state law is clear they need a 10% bid bond. Mr. Young noted that since this is the only bid, they can accept the bid on the condition that they have a 10% bid bond and a non-collusion affidavit.

MOTION: Mr. Rasdall motioned to approve the Milestone bid for road paving conditionally with the requirement of a 10% bid bond and a non-collusion affidavit, seconded by Mr. Harper. Motion passed unanimously.

10. Commission Reports:

a. Building:

1. Mr. Johann reviewed the variance request for Huffman at 6475 Chipmunk Court. Mr. Johann noted there were no remonstrators.
2. Mr. Maulden noted that he looked at the structure today. Mr. Maulden noted he believed it was going to block the view. Mr. Maulden noted that once the structure was knocked down, they would lose their grandfathered boat house.
3. Mrs. Huffman noted that they had talked to several contractors over the past few years about repairing it. Mrs. Huffman noted that they are wanting to go from a full boat garage to leaving just one wall up and that is not changing the view that anyone currently has. Mrs. Huffman noted this will improve their neighbor's view. Mrs. Huffman noted that the plan is to tear it down and only put one wall back up. Mr. Harper noted that Mr. Young just mentioned if you tear it down it's no longer grandfathered, and you can't rebuild it. Mrs. Huffman noted that she is not asking to build a boat garage. Mr. Young asked if she was saying that if the variance for the new construction is not granted then you will repair the and continue to utilize the existing structure. Mrs. Huffman confirmed. Mr. Young noted that the existing structure is further out of compliance with the rules than the proposed new construction. Mr. Leavitt confirmed. Mr. Young noted that is why you have a variance. Mr. Young noted

their options were either something that is way out of bounds or less out of bounds. Mr. Young noted that inbounds is not an option, because they have already told you if the variance is not approved, they will repair what is there now. There was discussion over a walkway.

MOTION: Mr. Rasdall motioned to approve the Variance Request at 6475 Chipmunk Court (Huffman) for approval from the CSCD Board, seconded by Mr. Parris. Motion passed unanimously.

4. Mr. Johann reviewed the building applications.

MOTION: Mr. Rasdall motioned to approve building applications 25-040, 25-046, 25-047, 25-050, 25-052 and 2-053 for approval from the CSCD Board contingent upon lot owners obtaining all permits required by Brown County and meeting all conditions by the Building Commission, seconded by Mr. Harper. Motion passed unanimously.

5. Mr. Johann reviewed the dredging applications.

MOTION: Mr. Rasdall motioned to approve the dredging applications D25-011 contingent on meeting all conditions by the Building Commission, seconded by Mr. Maulden. Motion passed unanimously.

b. Ecology:

1. Mr. Brumfield summarized the Ecology Commission minutes.

c. Roads:

1. Mr. Harper summarized the Roads Commission minutes.

d. Security:

1. Mr. Maulden summarized the Security Commission minutes.
2. Mr. Maulden discussed ADA parking at the beach and asked for Mr. Young's input. Mr. Young noted he didn't have the research, but it is a governmental entity, it's somewhat private, and there are some things that are public. Mr. Young noted that his recommendation is that if it is feasible to do so go ahead and designate some spots because the District would not be exposed to any more liability than they already are since they have access ramps.
3. Mr. Maulden noted that they were modifying one question to the boat safety quiz to accommodate the rule update.

e. Water:

1. Mr. Parris noted that there is new CSLOA representative on the water commission and welcomed him.

11. Old Business:

a. None

12. New Business:

a. Voting Procedures

1. Mr. Brumfield noted that there were some discrepancies that they touched on earlier during the special session. Mr. Leavitt noted he believed there was a resolution that covered this. Mr. Rasdall noted that in the previous meeting it was discussed if someone owned multiple properties but deeded the same, they are one freehold and get one set of boats and one vote but if they are all deeded differently, they would be separate freeholds. Mr. Young noted that the basis for that is the statute on the definition for freehold which is utilized to determine how many votes someone gets. Mr. Young noted that the Board decided to follow that same legislative guidance as far as equal assessments are concerned. Mr. Young noted that they are consistent with their definition of freehold not only for the purpose of voting but also for the purpose of determining equal assessments. Mr. Rasdall noted that what they are currently doing is correct. Mr. Young noted he believed equal assessments have to follow the law on voting.

13. Board Members Concerns

- a. Mr. Harper thanked Roger, Nick, Brittany, and the Board for taking the time to do all of the important work for this lake. Mr. Harper also thanked the freeholders for coming out tonight for the meeting.
- b. Mr. Rasdall thanked the freeholders for coming out and being a part of it and everyone watching at home, taking an interest and participating. Mr. Rasdall gave a shout out to Dave Jarrett and mentioned he saw him mulching the entry wall.
- c. Mr. Maulden encouraged people with spare time to volunteer their services to the CSLOA.
- d. Mr. Leavitt concurred that the CSLOA needed volunteers.
- e. Mr. Brumfield thanked everyone for coming.

14. Adjourn (7:47 PM)

MOTION: Mr. Parris moved to adjourn, seconded by Mr. Brumfield. Motion passed unanimously.

Respectfully submitted,



Ted Adolay, Board Secretary

Date Submitted: