

Cordry-Sweetwater Conservancy District
Board of Directors Meeting
November 18th, 2025

1. **Board Members Present:** Mike Leavitt, Randy Brumfield, Jim Maulden, Mark Rasdall, Ted Adolay, and Greg Harper
2. **Board Members Present Virtually:** None
3. **Board Members Absent:** Aaron Parris
4. **Also, Present:**
 - a. **Staff:** Nick Johann & Brittany Bay
 - b. **CSCD Attorney:** Roger Young
 - c. Estimated 12 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 5.a.iii. Resolution 2025-16.

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

7. **Approval of Minutes:**

MOTION: Mr. Brumfield motioned to approve October 21st, Board Minutes, as submitted, seconded by Mr. Adolay. Motion passed unanimously.

8. **Freeholder Concerns:**

- a. Erin Husband (7207 Grouper) introduced herself and her husband and noted that they recently purchased property in July. Mrs. Husband noted they are thrilled to be a part of the lake community and their family, including their two daughters, love it. Mrs. Husband noted that they purchased the boat with the house. Mrs. Husband noted the boat was purchased and put on this lake 4-5 years ago, and they didn't believe the boat had ever left the lake. Mrs. Husband noted they went to renew their registration and found out the boat is a foot too long according to the bylaw changes that happened in 2024. Mrs. Husband noted that they were disappointed to find this out as it was a package deal and they had no idea the rules had changed. Mrs. Husband asked to discuss options to keep their boat on the lake and transition into being lake owners as smooth as possible. Mr. Maulden noted that not only is the boat too long it is also classified as a wake boat and the only wake surfable deck boat on the market. Mr. Maulden noted that wake boats have been a hot topic the last couple of years, and that is why some of them are on the Board now. Mr. Maulden noted one of the reasons the rules

changed was because they wanted to get those boats off of the water. Mr. Maulden noted that it was his opinion that their only option was to sell the boats and get another boat. Mrs., Husband noted that they understood the desire to get them off of the lake, but what they understood was if the previous owners still lived here that boat would still be on the lake today. Mr. Maulden noted that they were grandfathered and the boat cannot be sold being grandfathered. Mrs. Husband noted she understood what grandfathered meant her frustration is that they are rule followers, and law abiders, they are part of the community now, they do not blow leaves in the lake, they take care of their property, and they would appreciate an exception. Mrs. Husband noted that she had read past minutes where other owners who have boats like this sign a waiver as an exception to maintain their boats and take care of this lake in the way you expect community members to. Mrs. Husband noted she would like the same kind of privilege given to them and noted that they haven't proved it yet, but they are standing there on a Tuesday night when they live up north. Mr. Leavitt noted that they had mentioned the waiver and that was part of the issue that led the Board to change the way those things were done because they were not being done correctly by the people that had those boats and waivers. There was discussion on when the resolution passed. Mr. Leavitt noted that there is issue they were sold something not in compliance with the rules. Mrs. Husband noted that was previous ownership and nothing this group needs to take responsibility for but noted they were all people trying to make things seamless and simple and take care of the lake and enjoy it. Mrs. Husband noted that they enjoyed the back half of the summer here and there are boats on this lake much bigger, doing much more damage to the shoreline than this boat ever has or ever will. Mrs. Husband noted that if the boats are the problem get them off the lake and they will gladly do the same. Mr. Rasdall noted this was the process they put in place right now to get them off the lake. Mr. Rasdall noted that if they were already here and had that boat previous to the rule change then there is no legal way to tell you to sell your boat. Mr. Rasdall noted that what they did put in place that those grandfathered boats could not be transferred to a new owner on a sale. Mr. Rasdall noted it was a long, drawn-out process known by the community and was the cause of the biggest election they have had so far. Mr. Rasdall noted that if they gave them an exception today somebody else could have the same misfortune of someone selling them something they shouldn't have, what do they tell them. Mr. Rasdall noted they had to set a standard. Mr. Husband asked what the probability is of what they experienced. Mr. Husband noted the registration was from June to June and the ruling went into effect in the fall of 2024, after the registered boat. Mr. Husband noted that in terms of their situation people would have to sell the house with the boat and they would have no reason to believe that boat that is already on this lake is not approved. Mr. Maulden noted that would be between them and their realtor that has nothing to do with the Board. Mr. Leavitt noted that the other issue is the boat decals were supposed to be surrendered when the property was sold by the previous owner. Mrs. Husband noted that there is education to be done because they used a local realtor and none of that was done on either side. Mrs. Husband noted that it was unfortunate. Mr. Husband noted that then they were saying it's not really about the length, it's about the hull. Mr. Maulden noted that it was both. Mr. Husband noted that it had a detachable deck and if it were removed its below length, it's really about the hull. Mr. Maulden noted that it's mainly a wake surfing boat. Mr. Brumfield noted that it's the way the rule is written, it's the manufacturer's portion, they basically used to physically measure everything, and it was a convoluted thing that basically made the office pull their hair out. Mr. Brumfield noted that they tried to get away from that and now it is done by JD power or the manufacturer's specs. Mr. Brumfield noted looking at the manufacturers specs the boat is too long plus the fact it is marketed and sold as a wake boat with wake-enhancing devices, so those two there were nullified already. Mr. Brumfield noted he was sorry for the

inconvenience but there was a lot of planning and debate and that's what they went off. Mr. Maulden noted he looked at the picture of their boat they sent and it looked like they had a removable deck, and he went through and reviewed everything to help them out the best he could then found out it was also a wake boat. Mr. Maulden noted once they found out it was a wake boat there was nothing they could do. Mr. Maulden noted that like Mr. Rasdall had mentioned earlier if they allow them to keep this boat, they have no means of getting any of these boats off the water. Mr. Maulden noted that it's not just wake boats, they had the same thing with personal watercraft years ago and they were grandfathered just like these boats. Mr. Maulden noted that they were down to probably less than 10 and some day they will all be gone. Mr. Rasdall noted that he feels for them and it's disheartening and he doesn't want them to think they are not compassionate to their situation. Mr. Rasdall noted that it's a hard line in the sand and the removable deck on the back is not as big of an issue as the wake boat itself. Mr. Rasdall discussed the summer before last the wake went up and put out their campfire, the situation was bad. Mr. Rasdall asked them to think about a wake that comes all the way up across your yard and puts out your fire, that shouldn't be on this lake. Mr. Rasdall noted those folks are the ones who did it and that's why they're not here, and they're in the position they're in right now. Mr. Maulden noted that they feel for them but sell the boat, get a new boat and enjoy it, it's a nice place to live. Mrs. Husband noted that the part she keeps coming back too and maybe it's irrelevant because she can see where this is going but like what Mr. Rasdall mentioned they can't enforce previous boat ownership and you can't tell someone they can't have their boat, that's shocking to her because conservancy departments all across the country mandate things. Mr. Rasdall noted that wake boat legislation is changing and getting steeper and steeper across the country. There was discussion on the homeowner selling the house. Mrs. Husband asked that if they would be open to discussing and they could leave this part for the Board to get back to them giving them a grace period to get rid of this boat. Mrs. Husband noted that they had 8 weeks of season since they purchased. Mrs. Husband noted that they could pledge their commitment to this lake, and the community that they are going to behave themselves and give them a grace period into the next season, where they can purchase a new boat, and get this boat out of the water, but still be able to enjoy the beginning of the season. Mrs. Husband noted that right now they're running the risk that they don't have a boat. Mr. Maulden noted that their boat is illegal right now because like Mr. Leavitt mentioned the decals are supposed to be given back. Mr. Maulden noted that to him the boats are illegal and shouldn't be on the water. Mrs. Husband asked if everyone agreed and noted that she assumed from the silence. There was agreement amongst the Board. Mr. Leavitt noted that the rule was a hard pass rule and unfortunately, they got caught in a situation where they were not told. Mr. Harper noted it was quite the process, and he didn't want to ever go through that again. Mr. Harper noted that they apologize for that, but they have to stand by the rules and morals as what they decided. Mr. Harper noted that they all voted on it, it happened and that it. Mrs. Husband noted she would encourage that if there is a process to inform new homeowners of the rules they should, because it's complicated, the booklet is not easy. Mr. Maulden noted that they are working on putting a new rulebook out because it's outdated. Mr. Maulden noted that hopefully the new rulebook will come out in the next couple of months. Mrs. Husband noted that anything that can be done to help inform the homeowners to make it easier and more pleasant to transition into the community would be wonderful.

9. Management Reports:

a. Director of Finance & Administrative:

1. Mrs. Bay summarized the fund report. The current balance is \$4,729,256.45.

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

2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is \$341,661.74. The unexpended remaining balance for 2025 is \$1,116,927.38 or 25.01% remaining.

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

3. Mrs. Bay summarized Resolution 2025-16 Transfer of Funds within the Budget.

MOTION: Mr. Brumfield motioned to approve Resolution 2025-16: Transfer of Funds within the Budget, seconded by Mr. Maulden. Motion passed unanimously.

b. Director of Operations:

1. Mr. Johann summarized his report.
2. Mr. Johann disused declaring the 2019 Dodge Durango as surplus property. Mr. Young noted that there would need to be two motions made one to declare the vehicle at surplus and no further use to the district once that passes then estimated value needs to be established based on Mr. Johanns opinion of what he believes it is worth. Mr. Young noted that depending on estimated value you may or may not have to offer it for public sale. Mr. Young noted if it is more than \$1,000 then it has to be sold competitively. Mr. Young discussed the approved methods for selling the property. There was discussion over use of and removing the radios.

MOTION: Mr. Rasdall motioned to declare the 2019 Dodge Durango as surplus property and no longer of use to the District, seconded by Mr. Harper. Motion passed unanimously.

MOTION: Mr. Rasdall motioned to send the surplus property to auction at a minimum of \$7,000, seconded by Mr. Brumfield. Motion passed unanimously.

3. Mr. Johann discussed the budgeted Sweetwater boat ramp repair. Mr. Johann noted that there were two estimates for replacement.

Millenium: \$25,000 (not complete)
ABG Property Services: \$41,275

MOTION: Mr. Rasdall motioned to approve ABG Property Services with the complete bid not to exceed \$41,275 for the

Sweetwater boat ramp repairs, seconded by Mr. Brumfield. Motion passed unanimously.

Discussion: It was asked the duration of the project. The Contractor noted that start to finish it would take no longer than 2 weeks.

10. Commission Reports:

a. Building:

1. Mr. Johann reviewed the variance request for Dabbelt at 6876 Eagle Drive. Mr. Johann noted there were no remonstrators.

MOTION: Mr. Brumfield motioned to approve the Variance Request at 6876 Eagle Drive (Dabbelt) for approval from the CSCD Board, seconded by Mr. Adolay.

2. Mr. Johann reviewed the building applications.

MOTION: Mr. Rasdall motioned to approve building applications 25-078, 25-084, and 25-090 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. Brumfield Motion passed unanimously.

3. Mr. Johann reviewed the dredging applications.

MOTION: Mr. Harper motioned to approve the dredging application at D25-021, 25-022, and 25-023 contingent on meeting all conditions by the Building Commission, seconded by Mr. Brumfield. Motion passed unanimously.

b. Ecology:

1. Mr. Brumfield summarized the Ecology Commission minutes.
2. Mr. Brumfield noted that the second half of the deer reduction hunt would take place January 3rd – January 11th.
3. Mr. Brumfield noted that the commission was looking into a plan for coves to be dredged.

c. Roads:

1. Mr. Harper summarized the Road Commission minutes.

d. Security:

1. Mrs. Bay summarized the Security Commission minutes.
2. Mrs. Bay noted that the commission wanted to change their meeting date to the 1st Wednesday of the month at 6pm beginning in 2026.

Mrs. Bay noted the commission schedule for 2026 would reflect this.

e. Water:

1. The water commission meeting was canceled.

11. Old Business:

a. Rule Book

- i. Mr. Young noted that he would revise the rules based on the two letters he previously sent to the Board. Mr. Young noted that with the rule on camping he would need more guidance from the board on that. Mr. Young noted that a covenant can become unenforceable if it had not been enforced by one who could enforce it for a long number of years. Mr. Young noted that his sense is based on this and that the Board will tell him to write the camping rules just as it is now. There was discussion on the time limits for camping.

b. RV Rules

- i. Mr. Young noted he emailed the abstractor, Steve Mollow, asking him to finalize his title search on the properties in question, and then next month the Board can discuss what they can do with those. Mr. Brumfield asked if there was a violation or anything if they didn't get a permit for camping. Mr. Young noted that there wasn't, but he could write one in. Mr. Young asked the Board how long they would want a freeholder to be disqualified from obtaining a camping permit for the rule violation. Mr. Maulden noted at least one season. Mr. Brumfield noted a calendar year, Mr. Maulden agreed. Mr. Rasdall asked for a first violation. Mr. Rasdall noted that he believed it was a little steep for the first violation. Mr. Maulden agreed and noted especially if it were an accident. Mr. Young noted that he could write everything in there and would just not include the length of time the suspension is for. There was discussion over rule enforcement. There was discussion over a camper on Antelope Drive. Mr. Young discussed the covenants recorded on the deeds.

12. New Business:

a. Resolution 2025-17 Annual Meeting Location for 2026

MOTION: Mr. Rasdall motioned to approve Resolution 2025-1: Annual Meeting Location for 2026, seconded by Mr. Adolay. Motion passed unanimously.

b. Approval of Commission Meeting times/dates

MOTION: Mr. Maulden motioned to approve 2026 Commission Meeting Date/Time Schedule, seconded by Mr. Brumfield. Motion passed unanimously.

c. Approval of CSCD Observed Holiday for 2026

MOTION: Mr. Rasdall motioned to approve the 2026 CSCD Observed Holiday Schedule, seconded by Mr. Brumfield. Motion passed unanimously.

13. Board Members Concerns

- a. Mr. Harper noted he had no concerns and thanked everyone for coming this evening.
- b. Mr. Rasdall noted he appreciated everyone coming out and everybody watching at home.
- c. Mr. Maulden thanked everyone for coming and watching. Mr. Maulden noted he was looking forward to getting the rules online for everyone to see.
- d. Mr. Brumfield thanked everyone for coming out and sticking with them.
- e. Mr. Leavitt thanked everyone for coming and participating and everyone watching online, it keeps everyone involved.

14. Adjourn (7:59 PM)

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

Respectfully submitted,



Ted Adolay, Board Secretary
Date Submitted: