

**Cordry-Sweetwater Conservancy District**  
**Security Commission Meeting**  
June 10<sup>th</sup>, 2025

1. **Members Present:** Brian Clancy, Jim Maulden, Steve Burke, Tom Quill, and Cathie Brown
2. **Members Present Virtually:** None
3. **Members Absent:** Carrie Vavul & Matt Murtha
4. **Also, Present:**
  - a. **Staff:** Brittany Bay
  - b. **Freeholders:** Nancy Quill, Susie Cowen, Jake Cowen, and Amy Sherman
5. **Welcome:** Mr. Clancy called the meeting to order at 6:05 PM.
6. **Agenda Modifications:**
  - a. Mr. Maulden asked to add line item 10.g Personal Buoys.

**MOTION: Mr. Burke motioned to approve agenda modifications as requested, seconded by Mrs. Brown. Motion passed 5-0.**

7. **Approval of Minutes:**
  - a. The Commission reviewed the May Commission Meeting Minutes.

**MOTION: Mr. Burke motioned to approve May 13<sup>th</sup>, 2025, Security Commission Minutes, as submitted, seconded by Mr. Maulden. Motion passed 5-0.**

8. **Freeholder Concerns:**
  - a. Susie Cowen (G 49B) introduced herself and her son Jake. Amy Sherman noted that Jake likes to help her at the beach when she is working. Mrs. Cowen noted that when they came to the beach this year, they noticed there was not any handicap parking. Mrs. Cowen noted that she had to park far away and walk her son through the rocks. Mrs. Cowen noted that her son is currently ambulatory but sometimes he is not, and he is in a stroller. Mrs. Cowen asked why there isn't any handicapped parking anymore. Mr. Clancy noted that he couldn't answer that question but from his knowledge he didn't believe there was ever truly permanent handicap parking there. Mrs. Cowen noted that it was painted on the rocks and there were signs before. Mrs. Sherman noted that there needs to be something to block people from parking in front of the sidewalks because when people park there a wheelchair cannot access the sidewalks. Mr. Maulden noted that he started researching this last year because of the dock and he did not realize there weren't any signs out there but the reason he heard as to why is because you can get into ada compliance issues if there is a sign up. Mr. Maulden noted that

the commission discussed this last year. Mr. Maulden asked if there was a parking area put there designated CSCD parking would that satisfy her. Mr. Maulden noted the beach attendant could let her park there and it would always be available. Mr. Maulden noted then it wouldn't be a designated ada and they wouldn't have to get into everything. Mrs. Cowen noted she did her research and made phone calls and the excuse she heard was its private property and we do not have to provide handicapped parking. Mrs. Cowen noted that if it is private property and you provide a service to the public, shelter house rentals, then you are required to have handicapped parking. Mrs. Cowen noted that they look at the number of spots and if there are over 20 spots you must have 1 spot with van accessibility, and she believes with the number of spots at the beach it would be required to have 2 spots, one for van accessibility and a normal spot. Mrs. Cowen noted she called the US Department of Justice, and they gave her the number for the state of Indiana and took all the information. Mr. Maulden noted it was something they needed to investigate and speak with the CSCD attorney about it. Mrs. Cowen noted that she believed what is being done now is illegal. Mrs. Cowen noted that they may be required to pave that area. There was discussion over signs being there last year. Mr. Maulden noted he went down and specifically looked there was not any. There was discussion over temporary signs being there at the big events and possibly being left there longer. Mr. Burke noted he did not recall seeing signs last year. Mr. Clancy noted this was something that they needed to push towards the CSCD Board and see what needs to be done to make sure they are in compliance. Mr. Maulden noted and not just for compliance they want people to be able to go to the beach. Mr. Clancy thanked Mrs. Cowen for coming and bringing this to their attention. There was discussion over the beach mat.

#### **9. Freeholder Violation Concerns:**

- a. Mrs. Bay noted all the violations were updated in their packets. Mr. Clancy noted that the tickets that had fallen off because it had been 365 days had been grayed out and thanked Mrs. Bay for doing that.
- b. Mr. Clancy asked Mrs. Bay to add ADA parking to the agenda for July.
- c. Mrs. Bay noted there was a letter sent to her about personal buoys she included in the commission packets. Mr. Clancy reviewed the letter from the freeholder to the commission. Mr. Maulden noted that they could discuss this under personal buoys.
- d. Mr. Clancy noted that he was glad Brent, boat patrol, was out on the lake when a 12-passenger boat had 20 occupants on it.

#### **10. Director of Finance & Admin Report:**

- a. Mrs. Bay reviewed her report.
- b. Mrs. Bay noted that the seasonal staff attended the CPR first-aid class.
- c. Amy Sherman noted that she was very happy with the stationary cameras at the beach house. Mr. Clancy noted that the cameras are there for everyone's protection. Mrs. Sherman noted that she enjoyed the body cameras and thought they were helpful. Mrs. Brown noted that a lot of

boat patrol does not like wearing the body cameras, because they move around, but understands why the commission wants them. Mr. Burke noted the cameras that give physical evidence make a difference. There was discussion on harnesses for the body cameras. Mr. Clancy noted the body cameras are still in the test phase and once through the season the commission can reconvene on them. Mrs. Sherman noted that she felt the cameras act as a deterrent.

## **11. Old Business:**

### **a. Boat Patrol Body Cam Review**

1. Mr. Clancy noted this was discussed under Mrs. Bay's report. Mr. Clancy thanked Mrs. Sherman for being there and reviewing her experience with utilizing the body cameras.

### **b. Buoy Numbers/Tape Review**

1. Mr. Clancy noted that the office numbered the buoys, and the maintenance staff would be placing them in the water. Mr. Maulden volunteered himself and Mr. Quill to help place buoys if the maintenance staff needed. There was discussion of how the buoys already on the lake would be numbered. Mrs. Bay noted that she and Rebecca would be going out on the lake and placing the numbers on the buoys. Mr. Clancy noted that he liked the placement of the numbers on the buoys.

### **c. Budget Review**

1. Mrs. Bay reviewed a preliminary security budget and noted anything else that security wanted to add in would be added to this. Mrs. Bay noted that she would need all of the commission's budget prior to the July Board meeting to compile all the information. Mr. Maulden noted he would like to have something in the budget for ada items at the beach. There was discussion about making the beach more accessible for everyone. Mr. Maulden noted that they wanted to include everyone. Mr. Maulden noted that they may not need to make it ada compliant just make it more accessible to everyone. Mrs. Bay noted that Josh Bryant did research on this last year when they were discussing the docks so they may want to reach out to him. Mr. Burke noted that they needed to be cautious with this, because the Federal Government could say that the District is making things ada, calling it something else and not being fully compliant. There was discussion over the rhib boat. Mrs. Brown noted that she called around and it would be close to impossible to get a used rhib boat from search and rescue. Mr. Clancy asked about buoys. Mrs. Bay noted that the current amount covers 25 buoys. Mr. Maulden asked if there were local places that had buoys. Mrs. Bay noted that she is not aware of a place but could investigate it.

### **d. Temporary Speed Bumps**

1. Mr. Maulden noted that he spoke with Greg Harper and their last meeting was canceled but Nick Johann and Greg were looking at measurements for what they needed. Mr. Burke asked if the pavers were just going to create the speed bumps while paving the roads. Mr. Maulden noted that they were not sure how they were going to do it yet.

**e. Updated Boat Safety Test**

1. Mr. Clancy noted that they all had a copy of the test which has been adjusted to follow Resolution 2024-20. Mr. Clancy noted the only question that changed was number 12 which related to pdfs. Mr. Maulden asked if everyone had to take the test again. Mr. Clancy noted that his motion would be to just make freeholders who have not taken the test take it.

**MOTION: Mr. Burke motioned to approve recommending to the Board to make an amendment to Resolution 2024-7 Requirements to Obtain Boat Decals (safety test) to be compliant with Resolution 2024-20 and only require it for freeholders who have not taken the safety test, seconded by Mr. Clancy. Motion passed 5-0.**

**f. Beach Shelter Rental Policy & Fees**

1. Mr. Clancy noted he was happy Mrs. Sherman was still present at the meeting to give input on this topic. Mr. Clancy asked Mrs. Sherman if she felt the current fee structure is enough to cover the costs. Mrs. Sherman noted she believed that it has certainly been better since there is now a fee and deposit. Mrs. Sherman noted when it was previously free a lot of people did not respect the property. Mrs. Sherman noted that now that there is a fee, things operate better, and she does not have a problem with the fee. Mr. Maulden asked Mrs. Sherman if she saw a problem with too many people being in a party renting. Mrs. Sherman noted she doesn't really see that as a problem, and that occasionally there will be a big wedding but normally that is later hours, and most people have left the beach at that point. There was discussion over the current fee structure. There was discussion over when the District asked for more deputies to help cover the area. Mrs. Bay noted she normally informed the deputies of larger parties like the Fireworks at the beach and asked for deputies to pick up shifts to patrol the area.
2. There was discussion over the Ox Roast/ Fireworks night not being charged fees because they are put on by a non-profit, the CSLOA. Mrs. Bay noted that she had already spoken with them about volunteers for the trailer parking area and beach clean-up for this year. Mrs. Sherman noted that she came early to her shift last year and ended up trying to keep people out of

the trailer parking lot. There was discussion about freeholders being upset they couldn't park their trailers after launching their boats or not being able to launch at all because the boat trailer parking lot was full of beach goers. Mr. Quill asked if they wanted to launch their boats on the day of the Ox Roast. Mrs. Bay explained that many freeholders who do not live directly on the lake launch their boats that day to watch the fireworks. Mrs. Sherman noted that she and another beach attendant stayed late and came in earlier to clean up the beach. Mr. Maulden noted that this should be on the CSLOA. Mrs. Sherman noted that they do not have volunteers. Mrs. Sherman noted she loved seeing all the people and the combination of the Ox Roast with the Fireworks. Mr. Maulden noted that he understands they do not have the volunteers, but it is still their responsibility. Mr. Burke asked who was bringing the trash, the people watching the fireworks or non-freeholders. Mr. Maulden noted a lot of this is people coming from outside because they advertise everywhere. Mr. Clancy noted that he believed that it is odd they open the private beach up every year on one of the busiest days of the year. Mr. Maulden noted he spoke with another beach attendant, and they said after they open it to the public on fireworks day, they start getting people coming in thinking they can use the beach. Mrs. Sherman noted that it happens often. Mr. Burke noted if the District is being generous and opening the beach up to the public one day and they are coming in and destroying the beach then maybe it should not be open to the public that day. Mr. Clancy noted that it is the parking too, and that there are so many people coming and parking here that freeholders can't. Mrs. Sherman noted that parking is going to be a huge issue. Mr. Clancy asked if the CSLOA were going to have shuttles to the beach like last year. Mrs. Bay noted she believed they would be. Mrs. Sherman noted that they would have to because there are 100 less parking spaces. Mr. Clancy asked if this was because there wouldn't be any parking in the trailer parking lot. Mrs. Sherman noted it was because of the pollinator habitat. Mrs. Bay noted they are not allowed to park in the trailer parking lot, and what Mrs. Sherman is referring to is the across from the beach. Mrs. Brown noted that there is a lot less parking. Mrs. Sherman noted that she has worked the fireworks the last few years and they have been doable but last year was crazy. Mrs. Sherman noted that it wasn't just the food trash, there was fireworks trash. Mrs. Bay noted that maybe the Board needed to look into setting requirements. Mr. Maulden noted that they don't have the volunteers; when he was the clubhouse manager, he saw the number of volunteers decreasing. Mr. Maulden noted he told them every time they sell a house to a weekender they lose a volunteer. Mr. Maulden noted that there are so many weekend people here that they just want to come down and

have fun and they don't volunteer. Mr. Burke noted he did not believe it was reasonable to expect the beach attendants to clean up that mess. Mr. Burke noted it was great, it gives them exposure, but we don't need exposure here. Mr. Maulden noted that they want the outside coming in and spending money. Mr. Clancy asked what money was used to buy the fireworks. Mr. Maulden noted the CSLOA events throughout the year fund the fireworks. Mr. Clancy noted that the people coming to watch fireworks are not paying anything. Mr. Maulden noted that they are purchasing food and clothing. Mr. Maulden noted that it seemed the CSLOA was putting the event on, but we are paying staff to clean it up. Mr. Burke noted that there should be a professional crew that comes in and cleans up after the event. Mr. Burke noted what attracted him to this lake is you had to own property to be on this lake, and they have invested in this area, and they will respect it and each other. Mr. Maulden noted that they have allowed people in for this event for a long time; but it's so big now the District is getting swamped. Mr. Burke noted that it is a nice fireworks display and it's free.

3. Mr. Clancy asked if anyone thought it was unreasonable to investigate adjusting the fee for larger parties. Mr. Maulden asked if they wanted to come up with a fee structure and present it to ecology or give this topic to ecology. Mr. Clancy noted that he believed the security commission should come up with a fee structure and submit it to ecology and explain the fee structure and how they arose at those amounts. Mr. Maulden asked if Nick had anything to do with the beach staff. Mr. Clancy noted that the beach staff fell under Brittany. Mr. Maulden noted that he believed himself, Brian, and Brittany should attend ecology to discuss the proposed fee structure. There was discussion over charging more if there were more than 100 people in attendance. Mr. Clancy asked the commission to do homework on this topic and bring their ideas to the next meeting to formulate a fee structure.

**g. Personal Buoys**

1. Mr. Clancy noted that they had a letter from a freeholder about personal buoys. Mr. Maulden noted he believed this letter is just someone who is mad. The commission agreed. Mr. Maulden noted that he mentioned a buoy in his cove a few times, and the reason he did was because he didn't want people to see theirs out and have others think they could leave theirs out. Mr. Maulden noted if they are replacing the buoy after it is pulled, he believes that should be a ticketable offense. Mr. Maulden noted he spoke with boat patrol, and they believed they had probably removed 100 buoys. Mr. Clancy asked if they were only removing them if they were more than 25 feet. Mr. Maulden noted the current rule states when not in use, so they are removing all that is left out unattended. Mr. Burke

noted that in the letter it says that since the buoys have been removed there have been boats within 5 feet of his dock and noted that people think that they own the water and they do not own the water. Mr. Burke noted that he believed a lot of the buoy stuff came from people not wanting fisherman coming in and fishing their docks. Mr. Maulden noted he had no idea what started the buoys. Mr. Maulden noted he could understand people who are on the main water wanting a buoy out there while they're swimming but he sees them everywhere.

2. Mr. Maulden discussed the volleyball nets on the lakes. Mr. Maulden noted that he would like them to be able to use it but can they come up with something that is temporary. Mr. Maulden noted that a fisherman does have the right to cast up there at night. Mr. Maulden noted that if you can't fish someone's in the dock in these lakes you can't fish, because there are docks covering every part of this lake. Mr. Maulden noted that if they get hooked on a buoy or floatation device now the hook is in there and someone could get hurt. Mrs. Brown noted that she had found hooks on her dock. Mr. Maulden noted that he wanted everyone to have fun. Mr. Maulden noted the volleyball net is in the water and they don't own the water so it should be a temporary thing, but it stays up all day all year. Mr. Clancy noted that in his 4 years living in Sweetwater he has personally never seen anyone in that fenced in area playing volleyball. Mr. Maulden noted that he never saw anyone swimming next to the buoys either. Mr. Maulden noted that they all live in a great neighborhood, and he wanted everyone to have fun. Mr. Maulden noted that if they are pulling buoys and someone sees the volleyball net is allowed to be out 365 days a year, but they can't have their buoy out they would be upset. Mr. Clancy agreed and noted that the pole for the volleyball net is more dangerous than the pool noodles. Mrs. Brown noted that they could play volleyball at the beach. Mr. Clancy discussed a trampoline on the lake being left out. Mrs. Brown noted that they could take it out and use it but bring it in at night. Mr. Clancy suggested that Mrs. Bay reach out to these specific freeholders via letter and let them know the volleyball nets fall under personal buoys and they are allowed to use these and have them in the water while in use but when not in use they need to be removed.

## **12. New Business**

### **a. Fencing around CSCD Office**

1. Mr. Clancy noted this topic was brought up to Mrs. Bay, Mr. Maulden and himself that there were some unwanted visitors after hours. Mrs. Bay noted that a contractor came after hours and dumped leaves and debris behind the barn. Mr. Maulden noted that Randy Brumfield saw the contractor doing it. Mr. Clancy asked if there had been incidents of vandalism or theft.

Mrs. Bay noted that there has not been. Mrs. Bay noted that behind the barn there isn't a camera but on the rest of the property there are cameras. Mr. Clancy noted that the commission should think about this topic and see if this was truly a need. Mr. Quill noted that they should consider putting cameras in the areas there are not any right now, it may be less expensive. There was discussion over cloud storage. There was discussion over illegal dumping.

### **13. Commission Member Concerns:**

1. Mr. Clancy gave a shout out to Chris Buckman and John Zimmerman for donating their time and material to update the gate at the boat ramp. Mrs. Brown noted that it was very nice and so much better than the cable.
2. Mrs. Brown asked if a flag needs to be up for towing someone on a tube in a no wake zone. Mrs. Bay noted that it was not a rule. Mr. Clancy noted that if they were not in the water and they were on a tube he would say no.
3. Mr. Maulden noted a freeholder asked him why Brent and Rusty, boat patrol, were patrolling double on the boat 2 weekends ago. Mrs. Bay noted that they were both scheduled, because it was a weekend, and they were pulling buoys off the lake, which is easier to do with 2 people. Mrs. Bay noted that if it isn't super busy on the lake she prefers them to utilize one boat and one will act as look out, if the lake is busy, she has them on separate boats. Mr. Burke noted that it would save gas and money by having them on one boat during slower weekends. Mr. Maulden noted that he didn't know so he couldn't answer the freeholder question. Mr. Maulden noted that he assumed it was because it was expected to be busy but ended up being cold out. Mrs. Bay noted every weekend during the busy time of summer there are 2 people scheduled for Sweetwater. Mr. Clancy noted that over that weekend he messaged about a buoy and Mrs. Bay sent them over to retrieve it. Mrs. Bay noted that weekend she has asked them to be on the same boat because that is when the buoy removal by boat patrol started.

### **14. Adjourn (8:15 PM)**

**MOTION: Mr. Clancy moved to adjourn, seconded by Mrs. Brown. Motion passed unanimously.**



