

**Cordry-Sweetwater Conservancy District**  
**Board of Directors Meeting**  
March 17<sup>th</sup>, 2026  
**"DRAFT MINUTES"**

1. **Board Members Present:** Randy Brumfield, Mark Rasdall, Shena Johnson, Greg Harper, Dave Wallace, and Ted Adolay
2. **Board Members Present Virtually:** Mike Leavitt
3. **Board Members Absent:** None
4. **Also, Present:**
  - a. **Staff:** Brittany Bay
  - b. **CSCD Attorney:** Roger Young
  - c. Estimated 13 freeholders in attendance & numerous online viewers.
5. **Welcome:** Mr. Rasdall called the meeting to order at 7:10 PM
6. **Agenda Modifications:**
  - a. Mrs. Bay requested to add line item 9.b. Covenant Violation and 9.c. Surplus Property. Mrs. Johnson requested to remove line item 8.c. Beach Shelter.

**MOTION: Mrs. Johnson moved to approve the agenda modifications as requested, motion seconded by Mr. Brumfield.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mrs. Johnson: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed unanimously.**

7. **Approval of Minutes:**

**MOTION: Mrs. Johnson motioned to approve February 17<sup>th</sup>, Board Minutes, as submitted, seconded by Mr. Brumfield.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mrs. Johnson: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**  
**Mr. Brumfield: Aye**  
**Mr. Leavitt: Aye**

**Motion passed unanimously.**

**8. Freeholder Concerns:**

- a. Dave Jarrett asked about camping and campers.
- b. Libby Saunders requested an approved copy of the Garden Club Contract.
- c. There was brief discussion over the Special Session and noted that Dave Wallace was now the Area 4 Board Representative.

**9. Management Reports:**

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

1. Mrs. Bay summarized the fund report. The current balance is \$4,550,354.98.

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

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

**Motion passed unanimously.**

2. Mrs. Bay summarized the appropriation report and the monthly claims list. The claims total is \$184,777.72. The unexpended remaining balance is \$2,146,441.19 or 77.08% remaining.

**MOTION: Mr. Harper motioned to approve the year end claims subject to audit, seconded by Mrs. Johnson.**

**Roll Call:**

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

**Motion passed unanimously.**

**b. Director of Operations:**

1. Mrs. Bay summarized Mr. Johann's report.

2. Mr. Rasdall reviewed the 2 Fuel Contract bids.

**MOTION: Mr. Harper motioned to approve not accepting the valid bids, seconded by Mr. Adolay.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mrs. Johnson: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed unanimously.**

3. Mrs. Bay discussed the bid received on govdeals for the 2019 Durango totaling \$7,455.00

**MOTION: Mr. Harper motioned to approve accepting the bid of \$7,455.00 for the 2019 Dodge Durango, seconded by Mr. Brumfield.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mrs. Johnson: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed unanimously.**

## **10. Commission Reports:**

### **a. Building:**

1. Mr. Rasdall reviewed the building applications.

**MOTION: Mr. Rasdall motioned to approve building applications 26-011, 26-013, 25-076, and 26-003 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.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Abstained**

**Mrs. Johnson: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed 6-0 with Mr. Wallace abstaining.**

2. Mr. Rasdall reviewed the variance request for Jekel at 6577 Meadowlark.

**MOTION: Mr. Rasdall motioned to approve the Variance Request at 6577 Meadowlark (Jekel) for approval from the CSCD Board, seconded by Mr. Brumfield.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: No**

**Mrs. Johnson: No**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed 5-2.**

3. Mr. Rasdall reviewed the variance request for Ratterman at 7406 Haw.

**MOTION: Mr. Rasdall motioned to approve the Variance Request at 7406 Haw (Ratterman) for approval from the CSCD Board.**

**Discussion: There was discussion amongst the Board about the rules and the request. Mr. Ratterman reviewed the project.**

**No Second, Motion failed.**

**MOTION: Mr. Harper motioned to deny the Variance Request at 7406 Haw (Ratterman) for approval from the CSCD Board, seconded by Mr. Brumfield.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mrs. Johnson: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed unanimously.**

**Discussion: Mr. Ratterman asked about the variance request. There was some discussion. Mr. Harper discussed consistency.**

4. Mr. Rasdall reviewed the dredging applications.

**MOTION: Mr. Rasdall motioned to approve the dredging application for Jekel (6577 Meadowlark) for approval from the CSCD Board contingent upon meeting all conditions by the Building Commission, seconded by Mrs. Johnson.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mrs. Johnson: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed unanimously.**

**Mrs. Johnson left the meeting at 7:40 pm.**

**b. Ecology:**

1. Mr. Brumfield summarized the Ecology Commission's Minutes.
2. Mr. Brumfield reviewed the Aquatic Control Contract

**MOTION: Mr. Brumfield motioned to approve rejecting the Aquatic Control Contract, seconded by Mr. Harper.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed 6-0.**

3. Mr. Brumfield noted the Ecology Commission recommended adding Brad Hancock to the commission.

**MOTION: Mr. Brumfield motioned to approve adding Brad Hancock to the Ecology Commission, seconded by Mr. Adolay.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mr. Rasdall: Aye**  
**Mr. Adolay Aye**  
**Mr. Brumfield: Aye**  
**Mr. Leavitt: Aye**

**Motion passed 6-0.**

**c. Roads:**

1. The March Roads Commission Meeting was canceled.

**d. Security:**

1. Mrs. Bay summarized the Security Commission Meeting Minutes.
2. The Board representative for the commission was discussed.

**MOTION: Mr. Rasdall motioned to approve appointing Dave Wallace as the Board Representative on the Security Commission, seconded by Mr. Brumfield.**

**Roll Call:**

**Mr. Harper: Aye**  
**Mr. Wallace: Aye**  
**Mr. Adolay Aye**  
**Mr. Rasdall: Aye**  
**Mr. Brumfield: Aye**  
**Mr. Leavitt: Aye**

**Motion passed 6-0.**

**e. Water:**

1. The March Water Commission meeting was canceled.

**11. Old Business:**

**a. Rule Book**

- i. The Board discussed the Rule Book was still in progress but would be going out for a 30-day comment period to freeholders. Mr. Leavitt noted that Mrs. Johnson was looking into incorporating the Facility Use Rules in the Rule Book. Mr. Rasdall noted that there would be one document to go to for all the rules.

**b. Food Trucks**

- i. Mrs. Randolph spoke briefly about Food Trucks at the beach. Mr. Young noted allowing Food Trucks would be based on what the Board wanted to permit. Mr. Young discussed businesses in the District being different than someone coming in as a convenience to freeholders operating on District owned property. Mr. Wallace noted that Food Trucks would be advantageous for freeholders. Mr. Young discussed Facility Use Rules and Food Trucks being permitted on a case-by-case basis.

**12. New Business:**

**a. CSLOA Lake Tours**

- i. Mrs. Randolph discussed the Lakes Tours date and time as well as utilizing the Beach Shelter House. There was discussion on indemnification and liability requirements.

**MOTION: Mr. Adolay motioned to approve the CSLOA Lake Home Tours on August 1<sup>st</sup> from 8:30-5:30, seconded by Mr. Brumfield.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed 6-0.**

**b. Covenant Violation**

- i. Mr. Rasdall discussed a freeholder who had chickens in the District and that they were part of the 4-H. There was discussion over this being a covenant violation. There was discussion over the freeholder getting these chickens believing they would be allowed and utilizing them for the 4-H fairs. Mr. Rasdall noted that under the circumstances he believed they should be allowed the opportunity to finish this year but then the chickens would no longer be allowed in the District. There was discussion on the Board enforcing this violation and being able to enforce in the future.

**MOTION: Mr. Brumfield motioned to approve allowing the chickens to remain for 4-H purposes until June 15<sup>th</sup> or the conclusion of the state fair, whichever comes first, seconded by Mr. Rasdall.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed 6-0.**

**c. Surplus Property**

- i. The Board discussed the procedure for surplus property being sold to the Town of Hope.

**MOTION: Mr. Rasdall motioned to approve declaring the radio's surplus property and authorizing their sale to the Town of Hope in the amount of \$2,800, seconded by Mr. Wallace.**

**Roll Call:**

**Mr. Harper: Aye**

**Mr. Wallace: Aye**

**Mr. Adolay Aye**

**Mr. Rasdall: Aye**

**Mr. Brumfield: Aye**

**Mr. Leavitt: Aye**

**Motion passed 6-0.**

**13. Board Members Concerns**

- a. Mr. Harper noted no concerns.
- b. Mr. Wallace noted he would be filling the vacancy in area 4 until year-end.
- c. Mr. Brumfield thanked everyone for attending and reiterate the weed wrangle dates.
- d. Mr. Rasdall thanked everyone for attending and gave a shout out to the CSLOA and noted that the chili cookoff was such a success.

**14. Adjourn (8:22 PM)**

**MOTION: Mr. Wallace moved to adjourn, seconded by Mr. Harper. Motion passed 6-0.**

Respectfully submitted,

  
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Ted Adolay, Board Secretary  
Date Submitted: