Cordry-Sweetwater Conservancy District
Board of Directors Meeting
October 21st, 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**: Nick Johann & Brittany Bay

   b. **CSCD Attorney:** Roger Young

   c. Estimated 17 freeholders in attendance & numerous online viewers.

5. **Welcome:** Mr. Leavitt called the meeting to order at 7:00 PM

6. **Agenda Modifications:**
   a. Mrs. Bay requested to add line items 5.a.iii. Resolution 2025-14 7.b. Resolution 2025-15, 7.c. RV Rules, and 8.b. Dam Inspections.

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

7. **Approval of Minutes:**

   MOTION: Mr. Adolay motioned to approve September 16th, Board Minutes, as submitted, seconded by Mr. Brumfield. Motion passed unanimously.

8. **Freeholder Concerns:**
   a. Brenda Maulden (SW 264) introduced herself and Katie Starr of Brown County Soil and Water Conservation. Mrs. Maulden noted that she didn't have a freeholder concern she had a freeholder celebration. Mrs. Starr noted that the District signed an agreement for the America the Beautiful Grant (ATBG) in May of this year and she is now here to present a $50,000 check to the District. Mrs. Starr noted that this grant is for invasive removal on CSCD land. Mrs. Maulden noted that 10 months ago the District received a grant from Clean Water Indiana in the amount of $7,500 for the pollinator habitat and it has happened again. Mrs. Maulden noted that ecology has been talking about the ATBG for the last few years and in October of 2024 Dawn Slack of Indiana Cooperative Invasive and Katie Starr of Brown County Soil and Water Conservation prepared an invasive species survey for the District. Mr.

Maulden noted that the January 2025 survey was presented to the Ecology Commission to review the details of the grant to reimburse at $195/per acre to start the process of tackling invasive plant species. Mrs. Maulden noted that Ecology decided to move forward with this and started having weed wrangles on the 1st Saturday of the month. Mrs. Maulden noted that the Ecology Commission would like to thank the CSCD Board of Directors who signed off on the grant application, the CSFVD, Mike Leavitt and Logan Miller for creating a prescribed burn management plan required for the application, the Ecology Commission for the continued support, CSLOA for the support in putting out text alerts, and information in their newsletters about the weed wrangle, and all of the volunteers who have shown up and worked the weed wrangles. Mrs. Maulden thanked Katie Starr for alerting them to the grants available by walking them through the process, her encouragement, expertise, patience and perseverance through the process. Mrs. Maulden noted the next weed wrangle would be November 1st at 9am in front of the Fire Station.

b. Lauren Mckinney (OEC 293) introduced herself and noted that she is the Sprunica PTO President at the local elementary school and chair of the Brown County Girl Scout Service Unit in Brown County. Mrs. Mckinney noted she was there to speak about the proposed rule of limiting businesses and large parties reserving the Beach Pavillion. Mrs. Mckinney noted she felt this was not a good idea. Mrs. Mckinney noted that Jamie Johann hosted a party over the summer that raised over $800 for the PTO, and this money is vital. Mrs. Mckinney noted this money was being used to update the playground equipment at Sprunica Elementary where most of the kids here go. Mrs. Mckinney noted she also felt this would be very limiting to residents who have larger families, combined birthday parties, and local business owners. Mrs. Mckinney noted that there are very few venues in Brown County and even fewer in the Hamblin and Sweetwater area. Mrs. Mckinney noted that by limiting this they are putting a lot of anti-business, anti-community slant to the District. Mrs. Mckinney noted she just wanted to put that out there as a community leader and someone who lives here that she doesn't think this is a good idea.

c. Jamie Johann (WS 18) noted she is a freeholder, local business owner, and a sponsor for many CSCD events including the Beach Bash. Mrs. Johann noted she was there to discuss some of the proposed changes to the beach shelter rental that might not allow for her to hold the Beach Bash event any longer and why it is so important for the community. Mrs. Johann noted the event is a bonding opportunity for the community to support and connect with each other. Mrs. Johann noted the last event raised money for Sprunica Elementary helping to provide essential resources for the children and their future. Mrs. Johann noted that the event also supports local businesses like Eddies pizza and Tipsy Trailer to help boost the local economy. Mrs. Johann noted that there are many local sponsors that come together to make this event happen. Mrs. Johann noted that this event is about building community spirit, breaking down barriers, and encouraging friendships. Mrs. Johann noted that they have had an outpour of support from freeholders and this shows how valued this event is. Mrs. Johann encouraged the Board to think carefully before making changes that could stop this event, and to communicate and find a way for this event to work for everyone. Mrs. Johann noted that she is open to accommodate this event to whatever the Board sees necessary. Mrs. Johann noted that they should continue a tradition of engagement and unity and keep investing in opportunities to bring everyone together. Mrs. Johann thanked the Board for considering this and noted she hoped they could find a way to keep the beach bash going. Mr. Parris noted he had a question and asked what made Mrs. Johann think he was opposed to the beach bash. Mrs. Johann noted she just didn't believe he should have the ability to vote when he would have a financial gain in not having the beach bash. Mr. Parris asked Mr. Maulden if he was the member who originally brought this topic up after a security commission meeting. Mr.

Maulden noted that was correct. Mr. Parris asked Mr. Maulden if he or anyone associated with Sweetwater Realty approached him about this topic. Mr. Maulden noted that Mr. Parris has had no contact with him whatsoever about this. Mr. Maulden noted that this topic was brought up to the commission by freeholders after the beach bash and ox roast. Mrs. Johann noted that this began because Mr. Adolay went to a CSLOA meeting and said the Board was prohibiting the beach bash. Mrs. Johann noted that this topic was not even discussed at a Board meeting. There was discussion on when this occurred. Mr. Maulden noted that security has been talking about this since July. Mr. Leavitt noted that the Board has not decided. Mr. Maulden noted that the Board had not decided and security was taking this topic to ecology next month and then would make recommendations. Mrs. Johann asked then why a Board member would attend a CSLOA event and speak for the Board. Mr. Adolay noted that he was under the impression that this was what the Board had decided. Mrs. Johann asked if the Board had not discussed it then how he would be under that impression. Mr. Leavitt noted that the Board has never taken any action on this and this would cement the direction he would go if this is what has been said. Mr. Leavitt noted he would oppose whatever they are trying to do based on this kind of action and noted he believes this makes the Board look bad. Mr. Leavitt noted he was disgusted that Mr. Adolay would tell the CSLOA in a meeting that this had already been decided. Mr. Maulden noted that he had not told anyone this was decided but he spoke with Mr. Brumfield about discussing it at ecology next month. Mr. Parris noted that the bottom line is no decision has been made yet, and he has not opposed this event any way shape or form or Mrs. Joahnn's involvement in it. Mr. Parris noted that he can appreciate the desire to help local small businesses and is not opposed to that. Mr. Parris noted he is disappointed if the event Mrs. Johann described at the CSLOA meeting did happen but he is also disappointed in the way it was communicated to freeholders that he was acting on behalf of the Board and making recommendations to shut the beach bash down when that never occurred. Mrs. Johann asked Mr. Parris about the beach shelter needing to be limited to no small businesses. Mr. Parris noted that he did not and the first he heard about this topic was when Mr. Maulden brought it to the Boards attention after a security commission meeting. There was discussion on when this topic was brought up to the Board. Mr. Maulden noted he believed it was the month of August. Mr. Parris noted that he personally was in support of the ability to use the beach shelter for local business but wanted to communicate he has not been communicating with anyone as it relates to opposing the beach bash. Mr. Parris noted this is the thing that happens in community and things get spread out of control with misinformation. Mrs. Johann asked if there was anything done to Board members purposefully spreading misinformation. Mr. Parris asked Mr. Young if a board member is communicating some information that is erroneous amongst the community as it relates to a Board decision that did not occur is there repercussions to the Board member. Mr. Young noted that the Board member would be wrong but there is no legal thing. Mr. Leavitt noted that there isn't any censorship type of thing in the code. Mr. Parris noted that he wasn't taking Mr. Adolay's defense but that was the impression that he got from Mr. Maulden, Mr. Brumfield, and Mr. Rasdall were moving towards as it relates to the Boards decision on the shelter house. Mr. Parris noted that he didn't know whether that would happen or not but that was the impression he got was that they were trying to limit it. Mr. Leavitt noted that the Board never has taken an action on this. Mr. Maulden noted he had not brought the topic to a Board meeting yet, but they had been talking about making the beach private again because freeholders were contacting the security commission. Mr. Maulden noted he had spoken with Mr. Brumfield and they were going to present this topic to ecology and tag team this topic and have something to present to the Board in December. Mr. Maulden noted that this topic was brought on by the freeholders. Mr. Parris addressed derogatory remarks that were made toward him because of miscommunication. Mr. Parris discussed disagreement of opinions and noted he did not mind disagreeing with people, but he doesn't like when people put words in his mouth that weren't. There was discussion of conflict of interest. Mr. Brumfield noted that they would be discussing this in ecology and welcomed and encouraged her to come and participate in open dialogue.

d. Sarah Taylor introduced herself as a freeholder and realtor for Johann Real Estate. Mrs. Taylor noted she wanted to express her concerns after reading the October Security commission minutes regarding the shelter house rental. Mrs. Taylor noted she wanted to discuss her concerns with the 80-person limit and the no commercial or business use. Mrs. Taylor noted that as a freeholder they pay to utilize the amenities of the District and this would include the ability to host family and community gatherings, and an 80-person limit is unnecessarily restrictive. Mrs. Taylor noted she had 10-year-old twins and their birthday parties had more than 80 people in attendance. Mrs. Taylor noted that it did not make sense to her to have a cap on weddings, milestone birthdays and anniversary celebrations. Mrs. Taylor noted the focus should be on respectful conduct and adhering to the District rules not a head count. Mrs. Taylor urged the Board to remove the head count and focus on clear conduct guidelines that ensure that everyone is respectful and not disturb their neighbors. Mrs. Taylor noted her other concern was that it was prohibiting commercial business use. Mrs. Taylor noted that this policy would just punish freeholders who wanted to share the beautiful community with their professional peers and others interested in this community. Mrs. Taylor noted that allowing limited professional gatherings is a way to share the joys of this community. Mrs. Taylor asked that these policies reflect the investment and rights of the freeholders. Mrs. Taylor noted that they should be able to host large family events and share the community. Mrs. Taylor urged the Board to consider modifying the recommendations to eliminate the 80-person cap and continue the business rental as it currently stands. Mr. Maulden noted he had a comment and that the 80-person cap is based on the square footage of the shelter house and noted that they are renting the shelter house not the whole beach. There was discussion with freeholders in the audience. Mr. Maulden noted that as far as community get togethers that is what the CSLOA commission is for to get our community together.

e. A freeholder asked about the square footage. Mr. Rasdall asked the freeholder to come up. Aaron Tilly (OWS 624) introduced himself. Mr. Tilly asked if they calculated for just one overhead of the shelter house or the entire shelter. Mr. Maulden noted that you can only rent one. Mr. Tilley noted that yes you can only rent one and they had their daughters high school graduation there last summer with more than 80 people. Mr. Tilly noted that they would not even be able to have events there with just their family. Mr. Tilley noted that the 80 people was irrelevant because chairs could be place outside the shelter. Mr. Maulden noted that they would be renting the beach shelter not the beach.

f. Glen Rice (CD 33) noted that they were lot owners on Cordry Lake. Mr. Rice thanked the Board for doing a thankless job. Mr. Rice noted that the job comes with a lot of responsibilities too. Mr. Rice noted he had two quick questions. Mr. Rice asked approximately how many events a year at the beach have large crowds. Mr. Maulden noted that Mrs. Bay might have that information. Mrs. Bay noted that she could get that information but would say there are less than 5 large events every year. Mr. Johann noted that there are two a year that he can think of that require the septic to be pumped. Mr. Rice noted a limited amount. Mr. Rice noted his other question was Mr. Maulden noted that freeholders had expressed concerns to him about this topic and asked how many. Mr. Rice noted that he was just trying to put this whole thing into perspective because it seems this thing has gotten out of perspective. Mr. Maulden noted there was several and one of the things they were looking at in security is limiting it before it gets out of hand. Mr. Maulden noted before it seemed like the Board would let things get out of hand before doing anything about it. Mr. Maulden noted that they were looking at the future and what could happen. Mr. Maulden noted a lot of the complaints they got were about non-freeholders and advertising outside of the community. Mr. Rice noted that they wanted to maintain its privateness. Mr. Rice noted for a point of clarification if they had out-of-town friends over for the weekend do they not take them to the beach. Mr. Maulden noted that they are allowed to bring 15 people with their beach pass. Mr. Rasdall noted that any freeholder is allowed at the beach and to use the restroom side of the shelter house no matter what event is going on. Mr. Maulden noted that it's supposed to be a private beach and they're just trying to nip this in the bud. Mr. Maulden noted that there were 400-500 people on the beach and lot of them were not residents and he spoke to some personally and they just saw a flyer to come here and have a good time. Mr. Maulden noted that they're just trying to reel it in before it gets out of hand. Mr. Leavitt asked if he was talking about the Ox Roast. Mr. Maulden noted that he was talking about the beach bash, and there were probably 400-500 people on the beach. Mr. Maulden noted that he saw a stack of flyers saying anybody who saw this come to the beach bash. Mrs. Johann asked where those flyers were. Mr. Maulden noted he saw them at El Porto. Mrs. Johann asked if he had a picture of one. Mr. Maulden noted that he did not but noted she knew they were out there. Mrs. Johann noted that she had signs out here. Mr. Maulden noted that there was a large stack of them and he picked one up because he thought it was an event for Cordry Sweetwater residents. Mr. Rasdall noted that this had not gone before the Board yet and this started with the CSLOA event on the 4th of July because it was a perfect storm for this to happen because typically the fireworks are not the day after the 4th of July. Mr. Rasdall noted that there was advertising and he noted he was totally against outside advertising, but he was not for the cap because it would have prevented his daughter's wedding. Mr. Rasdall noted that was his position. Mr. Rasdall noted again that his position at this point is no outside advertising. Mr. Rice noted he just wanted to get perspective on this and see the broader picture.

g. Amber Tilly (OES 624) noted that her husband spoke earlier, and she did not want to be redundant but wanted to bring a few finer points she hoped would be considered. Mrs. Tilly noted that they said freeholders and their guests are always allowed on the beach and she feels there is a lot of anecdotal information here and lack of objective numbers and concrete evidence. Mrs. Tilly noted that there was no destruction of property or anything factual. Mrs. Tilly noted there were a few complaints that can't really quantify that. Mrs. Tilly noted she spoke to several people at the beach bash and this is anecdotal and she did not have an objective number either but several of the people present were freeholders who brought friends from out of town and things like that. Mrs. Tilly noted that it would be a slippery slope to try to define are these 80 people here for the beach bash, they are on the beach, but there are a lot of freeholders who attend and bring guests of their own. Mrs. Tilly noted she believed it would be difficult to quantify that.

h. Mrs. Bay read Amanda Castongia's letter to the Board. Mrs. Castongia wanted to apologize for not being able to make the meeting but wanted to share her support and let the Board know how much these events mean to her family. Mrs. Castongia moved here 3 years ago, and the biggest selling point was the strong sense of community, like the beach bash. Mrs. Castongia noted that Jamie's hard work and dedication bring out the entire community for a fun, family-friendly day where neighbors meet, reconnect, and simply enjoy the beautiful area where they live. Mrs. Castongia noted she hoped the Board would continue to support the beach bash and other events to strengthen the community spirit and connection.

i. Mrs. Bay read Scott Smith's letter to the Board. Mr. Smith wanted the Board to know events like the beach bash are great events for the community because these events aren't just about having fun, they are about bringing neighbors together, building friendships, and making the lake community feel more connected. Mr. Smith's letter noted events like this make new residents feel welcome and keep long-term residents engaged. Mr. Smith noted that they are not just property owners, they are part of a community.

j. Mrs. Bay read Mike Finnegan's letter to the Board. Mr. Finnegan noted that it would be a terrible mistake and tremendous loss for the community to remove special events from the beach. Mr. Finnegan noted the Ox Roast and beach bash are vents many owners look forward to every year. Mr. Finnegan wanted the Board to know that he is in favor of keeping things as they are.

k. Mrs. Bay read Lee Moore's letter to the Board. Mr. Moore noted he and his wife have been at the lakes for 30 years and while they don't rent the shelter house, they like that it has always been available for people to rent. Mr. Moore noted that they could not attend the meeting this evening but would like the Board to consider still allowing it to be rented as it has been.

l. Mrs. Bay read Kimberly Littlejohn's letter to the Board. Mrs. Littlejohn noted that she was sad to hear there may no longer be a beach bash, as her family has enjoyed it every year. Mrs. Littlejohn noted she loved meeting neighbors at these community events. Mrs. Littlejohn noted this is one of the things she loves about the community and it's a great way to bring the community together. Mrs. Littlejohn noted all the work, time and effort Jamie put into this event to make it fun for everyone, and the support she gives to local businesses by putting on this event. Mrs. Littlejohn noted she hoped this fun event would continue.

m. Mrs. Bay read Chris Carter's letter to the Board. Mr. Carter noted he is a new freeholder and moved here because this community is known for its sense of connection, welcoming atmosphere, and social events that make it a special place to live. Mr. Carter noted he strongly objected to the actions taken by Board members to block the annual beach bash. Mr. Carter noted this event has been a positive tradition to bring the community together. Mr. Carter noted calling this a safety concern appears to be a veiled attempt to eliminate a competitor's presence and influence, a misuse of a board position. Mr. Carter noted residents expect the Board to act in collective interest and not serve personal or professional rivalries. Mr. Carter noted he supported events that build relationships amongst neighbors and appreciated individuals like Jamie who invest time and resources to make this a better place to live. Mr. Carter noted he was proud to call the District his home but expects the Board to uphold fairness, integrity, and transparency and put an end to any attempts to weaponize board authority for personal gain.

n. Mrs. Bay read Blake Hornsby's letter to the Board. Mr. Hornsby asked what the purpose of this change was and if there is a current problem with renting/using the shelter. Mr. Hornsby asked the Board for specific examples of issues that have come up because of how the shelter is currently being rented. Mr. Hornsby asked how many commercial/businesses have been rented in the past 12 months. Mr. Hornsby asked if the community at large really concerned about this matter or is it a Board directed concern. Mr. Hornsby noted these questions are important to understand. Mr. Hornsby noted he only knew of one who used the shelter for a large function and that was a realtor in the area who hosts a fantastic event and goes above and beyond to help the community. Mr. Hornsby noted that there is nothing about fee changes and the proposed rule changes would only affect 1-2 events annually. Mr. Hornsby noted he felt like it was an abuse of power and extreme conflict of interest. Mr. Hornsby asked if weddings and birthdays would be limited to 80. Mr. Hornsby noted he had a staff appreciation event at the shelter and asked if this was considered business use. Mr. Hornsby noted he would ask the Board to leave the structure as is unless they can provide evidence on why the change is needed.

o. Mrs. Bay read Stacy Arens letter to the Board. Mrs. Arens noted since moving here her family loved attending events at the lake and feels they have been vital to connect with the community. Mrs. Arens noted the new rules could restrict one of their favorite events the beach bash. Mrs. Arens noted it felt like the beach bash was being singled out as the it appears the Ox Roast and fireworks would be exempt despite safety concerns. Mrs. Arens noted that it is important for these rules to apply fairly and consistently to all. Mrs. Arens noted that renting the shelter is a key benefit of being a freeholder and she is concerned with the limitations. Mrs. Arens asked if the CSLOA hosted the beach bash would allow these sponsors to keep the beach bash going. Mrs. Arens noted she hoped the Board delays their decision to allow more discussion and a possible revision of rules.

p. Mrs. Bay read Amanda Hutchens letter to the Board. Mrs. Hutchens noted that her family is new to the lakes and when they moved here it was an opportunity to join the community, make new friends, and create memories. Mrs. Hutchens noted they attended the beach bash and could not fathom the amount of time Jamie and the team at KW took to put this event together. Mrs. Hutchens asked the Board to keep in mind when deciding rule changes that could be affecting many families' futures and memories to come.

q. Mrs. Bay read Angela Hartley's letter to the Board. Mrs. Hartley noted that Sweetwater was not just a shoreline but the essence of the community. Mrs. Hartley noted that as freeholders they cherish being a part of this small safe community where children can play freely and enjoy the inviting water of Sweetwater beach. Mrs. Hartley noted that they are fortunate to have Jamie as community leader. Mrs. Hartley noted that they have been here more than 25 years and seen many changes. Mrs. Hartley noted Jamie is more than a realtor, she is a friend, neighbor and freeholder who works tirelessly to foster relationships and unite the community. Mrs. Hartley noted the beach bash is much more than a party, it's a tradition and symbol of unity and connection. Mrs. Hartley noted they could not let this tradition slip away.

9. **Management Reports:**

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

      1. Mrs. Bay summarized the fund report. The current balance is $4,734,585.42.

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

      2. Mrs. Bay summarized the appropriation report and monthly claims list. The monthly claims total is $267,049.62. The unexpended remaining balance for 2025 is $1,190,696.40 or 26.66% remaining.

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

      3. Mrs. Bay summarized Resolution 2025-14 Transfer of Funds within the Budget.

      MOTION: Mr. Rasdall motioned to approve Resolution 2025-14: Transfer of Funds within the Budget, seconded by Mr. Maulden. Motion passed unanimously.

b. Director of Operations:

1. Mr. Johann summarized his report.

10. Commission Reports:

a. Building:

1. Mr. Rasdall reviewed the building applications.

MOTION: Mr. Harper motioned to approve building applications 25-073, 25-081, 25-082, 25-083, 25-086 and 25-087 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. Rasdall. Motion passed unanimously.

2. Mr. Rasdall reviewed the dredging applications.

MOTION: Mr. Rasdall motioned to approve the dredging application at 25-017, 25-018,2 5-019, and 25-020 contingent on meeting all conditions by the Building Commission, seconded by Mr. Maulden. Motion passed unanimously.

3. Mr. Rasdall reviewed the variance request for Lambert at 6597 Chipmunk Court. Mr. Johann noted there were no remonstrators.

Discussion: Mr. Johann noted that anything over 51% is not considered a repair anymore. Mr. Johann noted that they are asking to rebuild the same as the structure is now. Mr. Parris asked if it was going out into the water more than previously. Mr. Johann noted it would be in the exact same place.

MOTION: Mr. Parris motioned to approve the Variance Request at 6597 Chipmunk Court (Lambert) for approval from the CSCD Board, seconded by Mr. Harper.

Discussion: Mr. Maulden noted if they were doing a new build and not tearing it down, they could only do 40 sq feet. Mr. Leavitt noted without a variance yes. Mr. Maulden noted that the rules were put in place for a reason and they always have a variance, even if the neighbors don't complain he feels it's the Boards job to stick to the rules and protect the next person that buys a lot next to them. Mr. Maulden moted it is not just about the people living there now what about the people that move in, and it blocks their vision. Mr. Rasdall discussed meeting with Brown County and spoke with Lonnie personally before he went on the Building commission because he did not understand. Mr. Rasdall noted that the Brown County Ordinance states you cannot build any structure within 25 feet of a shoreline. Mr. Rasdall noted they did not deal with docks the District handles them themselves. Mr.

Rasdall noted he had mixed emotions on this topic because what does he tell the next guy that wants to build a new dock, that he had to go by the rules but the person with the grandfathered dock can tear it down and doesn't have to follow the rules. Mr. Maulden noted that he sees the variance requests coming in every month and they have rules for one reason or another and one of the reasons not building on the water is because it blocks someone's view.

Roll Call:
Mr. Harper: Aye
Mr. Rasdall: Nay
Mr. Maulden: Nay
Mr. Adolay: Nay
Mr. Leavitt: Aye
Mr. Parris: Aye
Mr. Brumfield: Aye

Motion passes 4-3.

4. Mr. Rasdall noted that there is an opening on the building commission. Mr. Rasdall noted that the security commission recommended Craig Deiner fill the open seat.

MOTION: Mr. Rasdall motioned to approve adding Craig Deiner to the building commission, seconded by Mr. Maulden. Motion passed unanimously.

b. Ecology:

1. Mr. Brumfield summarized the Ecology Commission minutes.
2. Mr. Brumfield noted that he and Dave Wallace, president of the Anglers club went to Louisiana and during the 13 hours they discussed how to reduce small bass in the lakes. Mr. Brumfield noted at the last meeting they received approval for CSCD to pay the Angler's club to do it. Mr. Brumfield noted that the CSCD would sponsor 1st place and that would be $1/per fish rather than $10.25 as an average for having aquatic control come and shock the lakes. Mr. Brumfield noted the small bass were too plentiful under 13" and once those are out there would be a mor healthy and diverse bass population.
3. Mr. Brumfield noted the weed wrangle would be November 1st from 9am-11am.

c. Roads:

1. The Commission Meeting was canceled.

d. Security:

1. Mr. Maulden summarized the Security Commission minutes.
2. Mr. Maulden noted that the Allison from the CSLOA was looking into wristbands for the Ox Roast/ Fireworks next year.
3. Mr. Maulden noted that they discussed the Title 14 codes for the rule book.

e. **Water:**
1. Mr. Parris summarized the water Commission minutes.
2. Mr. Parris noted that the November Water Commission Meeting was canceled.
3. Mr. Maulden asked about the notice in the Brown County Newspaper. Mr. Parris noted that the District missed a required test. Mr. Maulden noted he wanted to know why it was missed and what was put in place to make sure it doesn't happen again. Mr. Parris noted that it is the Water Operators' responsibility to do that testing and unfortunately, he fell short of remembering to do that this time but at the end of the day it was a human error. Mr. Parris noted that he did not know what system could be put in place to prevent this other than having Nick or Brittany sending a reminder. There was some discussion. Mr. Johann noted that normally the notice goes in the water bills, but they had already been sent that month, so another option was to notify through the newspaper. Mr. Johann noted he was not sure why it was on the front page and not in the notices sections where notices are posted. Mr. Young asked if there was a fine or penalty; Mr. Johann noted that there was not.

11. Old Business:

a. **Rule Book**

i. Mr. Young noted that the Board had his review of everything that has been sent to him. Mr. Maulden noted that once the security commission went over the codes they wanted, everything will be in there and ready for the Board to consider.

b. **Resolution 2025-15 Appointing Agents Authorized to Eject Trespassers**

i. Mr. Leavitt noted this came up last month and the resolution just needed updated.

MOTION: Mr. Rasdall motioned to approve Resolution 2025-15 Appointing Agents Authorized to Eject Trespassers, seconded by Mr. Brumfield. Motion passed unanimously.

c. **RV Rules**

i. Mr. Young noted he received information on properties that are unimproved lots that apparently have campers, mobile homes, and RV's parked for an extended period of time. Mr. Young noted that the Board asked him to determine whether that is allowable under the rules and covenants. Mr. Young discussed the restrictive covenants which are recorded on most properties in the District. Mr. Young noted the District does have legal authority to enforce covenants. Mr. Young noted that he received 8 properties from Mr. Johann and he could go to the recorders office and trace the chain of title back to the original title to see what is recorded against the property, but it would be expensive. Mr. Young noted it would be more cost effective for the Board to subcontract this out to a professional abstracter, whose rates will be less than an attorney's and they would be more efficient. Mr. Young noted he spoke with an abstracter, Steve Marlow, and he is willing to do this. Mr. Young noted they should be receiving a report back in a couple of weeks and he will make a report to the Board at the November meeting. Mr. Young noted then the Board could take some final action on this at the November meeting.

12. New Business:

a. **Adoption of the 2026 Budget**
   i. **Mr. Leavitt opened the adoption of the 2026 budget.**
   ii. **Mrs. Bay read the proposed 2026 General Fund Budget Total of $2,684,325.**
   iii. **Mr. Leavitt noted that the primary increases.**

MOTION: Mr. Rasdall moved to approve Resolution 2025-13: 2026 Budget, seconded by Mr. Brumfield. Motion passed unanimously.

b. **Dam Inspection**
   i. Mr. Leavitt reviewed the dam safety inspections for 2025. Mr. Leavitt noted the cost for the inspections would be $16,900 and the video would be $2,000. Mr. Johann noted that we are required to do every two years through DNR. There was discussion on the dam being high hazard.

MOTION: Mr. Brumfield moved to approve Dam Inspections and video for $18,900, seconded by Mr. Rasdall. Motion passed unanimously.

13. Board Members Concerns

a. Mr. Harper thanked everyone for coming this evening and their comments. Mr. Harper noted they would do what they needed to do to make everyone happy but at the same time the right thing.
b. Mr. Rasdall noted he appreciated everyone coming out and sharing their opinions, that is how the Board knows what is on the community minds. Mr. Rasdall noted that hopefully this will come to a resolution that everyone can live with and be happy with. Mr. Rasdall noted that he would be throwing his hat in the ring again to run for the District 5 Board member next year and he appreciates everyone's votes. Mr. Rasdall noted that Shena Wheeler would be putting her hat in too for area 2. Mr. Rasdall encouraged everyone to get involved and vote in the next election. There was discussion on when the invitation for candidacy ad would run and the time frame in which nominations could be turned in. Mrs. Bay noted that the nomination had to be to the District office or post marked no later than 4pm November 30th.
c. Mr. Maulden thanked everyone for coming out and noted everyone is welcome to attend the security commission meeting.
d. Mr. Leavitt thanked everyone for coming out and being involved and noted that is how the Board knows what people need and want from them as Board members.
e. Mr. Parris gave a quick shout out to the CSLOA for a making a donation for the wall. Mr. Parris noted in his wall up date that once the stone is delivered the wall work will begin.

f. Mr. Brumfield noted he appreciated everyone coming out and their input. Mr. Brumfield invited everyone to the ecology commission meeting if they wanted to discuss the shelter house.

14. **Adjourn (8:32 PM)**

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

Respectfully submitted,

Ted Adolay, Board Secretary
Date Submitted: