

**Cordry-Sweetwater Conservancy District**  
**Board of Directors Meeting**  
April 21<sup>st</sup>, 2026

1. **Board Members Present:** Mike Leavitt, Randy Brumfield, Mark Rasdall, Shena Johnson, Greg Harper, Dave Wallace, and Ted Adolay
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 virtually
  - c. Estimated 7 freeholders in attendance & numerous online viewers.
5. **Welcome:** Mr. Rasdall called the meeting to order at 7:00 PM
6. **Agenda Modifications:**
  - a. None
7. **Approval of Minutes:**

**MOTION: Mrs. Johnson motioned to approve March 17<sup>th</sup>, Board Special Session Minutes, as submitted, seconded by Mr. Brumfield.**  
**Motion passed unanimously.**

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

8. **Freeholder Concerns:**
  - a. Sharon VanKooten (G58A & I65) thanked the Board for their work on the updated rulebook. Mrs. VanKooten discussed CSCD covenants and covenant enforcement based on property deeds. Mrs. VanKooten discussed the camping rules.
  - b. Carrie Vavul (OEC333) thanked everyone for helping with the annual Nineveh Road clean up and noted it was the 10<sup>th</sup> year for this event. Mr. Rasdall thanked Mrs. Vavul for organizing the event, the volunteers and everyone who helped. Mrs. Vavul asked about the audio/visual for the meetings. Mr. Leavitt noted that was being discussed and Mrs. Bay was looking into different platforms.

## 9. Management Reports:

### a. Director of Finance & Administrative:

1. Mrs. Bay summarized the fund report. The current balance is \$4,551,010.54.

**MOTION: Mr. Rasdall motioned to approve the financial report subject to audit, seconded by Mrs. Johnson.**

**Motion passed unanimously.**

2. Mrs. Bay summarized the appropriation report and the monthly claims list. The claims total is \$204,277.64. The unexpended remaining balance is \$2,049,025.56 or 73.58% remaining.

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

**Motion passed unanimously.**

### b. Director of Operations:

1. Mr. Johann summarized his report. Mr. Johann noted the Sweetwater Boat Ramp repair was complete and gave updates on maintenance around the District.

## 10. Commission Reports:

### a. Building:

1. Mr. Johann reviewed the building applications.

**MOTION: Mr. Rasdall motioned to approve building applications 26-001, 26-002, 26-012, 26-018, 26-021, 26-024, 26-027 and 26-029 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 Mrs. Johnson.**

**Motion passed unanimously.**

2. Mr. Johann reviewed the dredging applications.

**MOTION: Mr. Rasdall motioned to approve the dredging application for Ratterman (7406 Haw) and Davis (7438 Haw) for approval from the CSCD Board contingent upon meeting all conditions by the Building Commission, seconded by Mr. Wallace.**

**Motion passed unanimously.**

### b. Ecology:

1. Mr. Brumfield summarized the Ecology Commission's Minutes.
2. Mr. Brumfield noted the Anglers Club changed their Tuesday night tournaments to Wednesday. Mr. Brumfield discussed the fish cull to remove anything under 13 inches.

**c. Roads:**

1. Mr. Harper summarized the Road Commission's Minutes.
2. Mr. Harper discussed speed hump locations.

**MOTION: Mr. Harper motioned to approve placing speedhumps on Sunset Drive, Hackberry Drive, Grey Wolf Drive, Grizzly Drive and Eagle and MUTCD standards will be followed, seconded by Mr. Wallace.**

**Discussion: There was discussion on signage for speedhumps.**

**Motion passed unanimously.**

**d. Security:**

1. Mr. Wallace summarized the Security Commission Meeting Minutes.
2. Mr. Wallace discussed the candidates for the Security Commission and reappointment of a current member.

**MOTION: Mr. Wallace motioned to approve adding Emily Bruns to the Security Commission for a 1-year term, seconded by Mr. Rasdall.**

**Motion passed unanimously.**

**MOTION: Mr. Wallace motioned to approve reappointing Jayme Golias to the Security Commission for a 3-year term, seconded by Mrs. Johnson.**

**Motion passed unanimously.**

3. Mr. Wallace discussed the Security Commission Meeting date.

**MOTION: Mr. Wallace motioned to approve changing the Security Commission Meeting to the first Tuesday of the month at 6pm at the CSCD Office, seconded by Mr. Rasdall.**

**Motion passed unanimously.**

4. Mr. Wallace discussed a freeholder email and asked about a stop vs yield sign being at Grizzly. There was discussion. Mr. Wallace noted in the email it was also asked about Officer response times. There was discussion on calls being triaged based on priority. Mr. Wallace noted that Brian Clancy discussed speeding being a problem and wanted to see more tickets being written.

**e. Water:**

1. Mrs. Johnson summarized the Water Commission Meeting Minutes.
2. Mrs. Johnson discussed the water utility's updated rules.

## 11. Old Business:

### a. Rule Book

- i. Mr. Leavitt noted that this topic was tabled until May and was still in the 30-day freeholder comment period. Mrs. Johnson discussed going through the comments received about the Draft Rulebook to date and putting them in the confines of the District's statutory powers.
- ii. Mr. Rasdall gave clarification that what was done with the Draft Rulebook was not passing new rules it was just incorporating the resolutions that had been passed since the original green Rulebook was issued. A Freeholder, Cully Kinnick asked a question about what Mr. Rasdall had just stated about the Draft Rulebook. Mr. Kinnick noted that he had sent a comment about the observer section of the Draft Rulebook because the draft stated the observer had to be 12 years of age and questioned if there was a resolution or motion for that change. There was discussion about the security commission changing this from competent observer to giving the observer a minimum age. Mrs. Johnson noted that Mr. Kinnick's comment was received and the security commission could discuss it further.
- iii. The Board decided to have a special session to discuss the Draft Rulebook on May 12<sup>th</sup> at 7pm at the CSLOA Clubhouse.

### b. Food Trucks

- i. Mrs. Randolph noted that she has encouraged food trucks to station at the CSLOA Clubhouse. There was discussion about a special use permit if they wanted to utilize the beach.

## 12. New Business:

### a. Garden Club

- i. Mrs. Johnson discussed how the Garden Club conducted business; whether it should be a separate entity or if it should be managed by CSCD. Mrs. Johnson gave CSCD attorney, Roger Young's, most recent legal advice regarding the Garden Club. Mr. Brumfield gave history of the Garden Club and their finances. There was discussion.

**MOTION: Mrs. Johnson motioned to approve setting aside the defined area of CSCD property to be used as a community garden under the management control of the Garden Club and the Garden Club collects its own dues, seconded by Mr. Wallace.  
Motion passed unanimously.**

### b. Work Barges

- i. Mr. Brumfield discussed some of the recent issues with work barges about storage and damage. Mr. Brumfield noted that the commissions would be looking to define rules for work barges.

## 13. Board Members Concerns

- a. Mr. Harper thanked everyone for coming and noted it was a great meeting.
- b. Mr. Rasdall thanked everyone for participating, for the Rulebook comments, and the volunteers who helped with the road cleanup.

- c. Mr. Wallace thanked Brittany Bay and Nick Johann for their work on a daily basis. Mr. Wallace thanked the staff for putting together the Board Meeting packets and noted it saved him time.
- d. Mrs. Johnson thanked everyone for their comments.
- e. Mr. Brumfield noted that with boats coming in he wanted to remind everyone to make sure their contractors launching their boats were compliant with the zebra mussel initiative and reminded freeholders not to give out the gate codes.

**14. Adjourn (8:07 PM)**

**MOTION: Mrs. Johnson moved to adjourn, seconded by Mr. Brumfield. Motion passed unanimously.**

Respectfully submitted,



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Ted Adolay, Board Secretary  
Date Submitted: