



Cordry Sweetwater Lot Owners Association

July 24, 2025 Monthly Meeting Minutes

- I. **Call to Order** - President Alison Randolph called the meeting to order at 7:00 p.m.
- II. **Pledge of Allegiance** - took place at 7:00
- III. **Establish Quorum** - The members present included Alison Randolph, Jeff Romick, Dale Sears, and Kathy Wood.
Absent: Angie Von Hoven and Jennifer McKinney-Seet
- IV. **Approval of June Minutes** – Jeff Romick moved to approve the minutes, and Dale Sears seconded the motion. The motion was passed.
- V. **Freeholder Concerns** - None
- VI. **Treasurer's Report- May/June** – Greg Orshel is the new tax person. We are using QuickBooks and are considering Wright Networks, a third-party server for QuickBooks. Please see the attached detailed report for more information. Jeff Romick made the motions to approve the treasurer's report, and Kathy Wood seconded the motion.
- VII. **Commission Reports**
 - A. **Clubhouse** - Cassie/Alison - Allison shared that the door handle was fixed, the sign was changed, watering and weeding, cleaning gutters and windows were done. There was a bug killer used around the perimeter. The entryway was flooded on the night of the CSCD meeting. The entrance way has been cleaned. Please see the attached detailed report for more information.
 - B. **Roads** - Eric Von Hoven - There were paving bids looked at. Please see the attached detailed report for more information.
 - C. **Building**- Kathy Wood - Please see attached report for information.
 - D. **Water**- Dale Sears - No Meeting due to no quorum. August 19 at 7:00 p.m., there will be a meeting about the increase in the water bill. Please see the attached detailed report for more information.
 - E. **Ecology**- Brenda Maulden - Road open at Cordry. Road opened at Cordry, August 2, Weed Wrangler, please see the attached detail report for more information.



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- F. **Security**- Carrie - At the security meeting, they discussed the budget and also talked about the Rib Boat on Cordry. There is a hole in it, and it's not lasting as long as it should. They included a request in the budget for a new one. Speed bumps were discussed, and they are looking at pricing. Speed limits were also reviewed. Please see the attached detailed minutes for more information.

VIII. Committee Reports

- A) **Membership** – We have 60 new members since the Ox Roast. People are trying to get their membership before Aug 30th. Putting in a note in the water bill. Please see the attached detailed report for more information.
- B) **Library** - Jo - Joe reported that there will be balance classes from August 8th to October 1st, every Wednesday from 11:00 to 12:00 at the Nashville Branch Library. You can fill out library request forms if you want a book that is not available; they will try to find it and send it to our local library. You can get a receipt for your taxes if you want to donate books. Please see the attached detailed report for more information.
- C) **CSCD** - Alison – See the detailed attached report for information.
- C) **Merchandise** – There was a lot of merchandise sold at the Ox Roast. There is also merchandise located at the CSCD office for purchase.

IX. Unfinished Business

- A. **Ox Roast Update** – still under discussion
- B. **Lake Home Tour Update**- Tickets are sold out for this event
- C. **Front door leak, rocks, and estimates:** Are being gathered from ABG, Wagner, and Mendenhall, but have not been received yet. This item is tabled.

X. New Business

- A. **Taxes Update** – We are current. \$200 for 2022 and \$200 for 2023, a 501 C4 only has to pay every 4-5 years.
- B. **Block Party**, October 4- Alison will call to reserve the shelter house. The Block Party will be from 6:00 to 8:00 PM, and Kathy will organize this event.



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- C. **New door discussion for the fry room** – Jeff and Dale are looking into a new door for the fry room.
- D. **New board member positions in August** – Tami Franklin will be voted in at our August meeting, and Alison Duxbury will replace Dale Sears. She will be officially voted in at our annual meeting.
- E. **Annual meeting change in August:** This meeting has been rescheduled from August 16th to August 30th on Saturday at 9:00 am. Each commission will present an annual report highlighting the most important information for people to know.

Sign for August- Annual meeting August 30 at 9 am, regular meeting date for CSCD and CSLOA, renew membership before Aug.31, mention the newly remodeled clubhouse can be rented to members for only \$150!

XII. Adjournment

Board Member Term End Dates

August 31, 2025

Dale Sears

August 31, 2026

Kathy Wood

August 31, 2027

Alison Randolph

Angela Von Hoven

Jeff Romick

August 31, 2028

[Jennifer McKinney-Seet, CSEP, CREN](#)

Mission Statement:

The Cordry Sweetwater Lot Owners Association (CSLOA) exists to improve the overall quality of life in the Cordry Sweetwater Conservancy District. The CSLOA works to build relationships by bringing lot owners together through meetings, social events, and educational opportunities. Additionally, the CSLOA serves as a voice for lot owners on matters of significance to the community.