



## ***Cordry Sweetwater Lot Owners Association***

### **August 28, 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, Angie Von Hoven, Jennifer McKinney-Seet, Dale Sears, Kathy Wood, and Tami Franklin.  
**Absent: None**
- IV. **Approval of June Minutes** – Angie Von Hoven moved to approve the minutes, and Jeff Romick seconded the motion. The motion was approved.
- V. **Freeholder Concerns** - None
- VI. **Treasurer's Report- July.** We will begin using our new system from now on. Please see the attached detailed report. Jeff Romick motioned, and Jennifer McKinney-Seet seconded; the motion passed.
- VII. **Commission Reports**
  - A) **Clubhouse** - Cassie/Alison - Alison shared that Cassie had weeded the flower beds. Randy Brumfield is not able to spray the weeds until March, so Cassie will work on keeping the weeds under control. There is a plan to get together to clean and organize the fry room. Please see the attached detailed report for more information.
  - B) **Roads** - Eric Von Hoven – \$170,000 budget for 2026. Please see the attached detailed report for more information.
  - C) **Building** - Kathy Wood - Please see the attached report for information.
  - D) **Water** - Dale Sears– Fee holder concerns: A house on the lake had an invoice due to a leak in the line, but it was on the freeholder's side, so they had to pay. Another freeholder's water leaked on our Conservancy side, and CSCD had to cover the cost. Please see the attached detailed report for more information.
  - E) **Ecology** - Brenda Maulden – There was concern on Grizzly Drive about a Copper Dam that was placed there. It will be checked to see if it needs cleaning. On Aug 12, there was weed treatment around the lakes. Weed Wrangler is scheduled for September 6th. Work is ongoing on the Pollinator Habitat; please see the attached detailed report for more information.



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- F) **Security** - Carrie - At the security meeting, they discussed how people are being pulled over, warned, and issued tickets. There's a lot of information, so please see the attached detailed minutes.

**Angie motioned to accept the Commission Reports, and Jeff seconded the motion, which was passed.**

### **VIII. Committee Reports**

- A) **Membership** –Membership is up. Many are paying online, and we are receiving numerous contributions for the fireworks. Please see the attached detailed report for more information.
- B) **Library** - Jo reported that there is a suicide prevention training in September. The event runs from 2 to 4 pm; please register to attend. Angie Von Hoven shared that Sonia “Sunny” Leerkamp will host an educational session at the Brown County Foundation at a later date. Anita Wright wants a line item in the Brown County Community Fund so that money can be allocated solely to the library for its maintenance and needs. Angie Von Hoven made a motion, and Jennifer McKinney-Seet seconded it; the motion passed. Please see the attached detailed report for more information.
- C) **CSCD** - Alison – See the detailed attached report for information.
- D) **Merchandise** – We have new sweatshirts arriving for the Block Party. Ann Marie will start handling the merchandise, and Angie Von Hoven will continue to make purchases. Merchandise is also available for sale at the CSCD office.

### **IX. Unfinished Business**

- A) **Ox Roast Update** – We brought in \$31,432 this year. We had many memberships and made a little money from the food trucks. The silent auction raised more money this year than in previous years. It was a very profitable year for us. After removing the fireworks, we made \$8,000.
- B) **Lake Home Tour Update** – The Lake Home Tour continues to attract more interest, and we've received many positive comments about it. Next year, they plan to allocate more time for each house tour. It will be held at Sweetwater Lake next year. Please see the attached detailed report for more information.
- C) **Front door leak, rocks, and estimates:** We are still waiting for the estimates from ABG, Wagner, and Mendenhall.



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- 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) **Block Party**, October 4- Alison called and reserved the shelter house. The Block Party will be held from 6:00 to 8:00 p.m., organized by Kathy Wood. CSLOA will provide the Sloppy Joes and water. We ask everyone to bring a side dish or dessert to share.
- F) **Annual Meeting Change in August**: This meeting has been moved from August 16th to August 30th, a Saturday, at 9:00 a.m. Each commission will present an annual report highlighting the most important information for the public to know.
- G) **August Newsletter** – The newsletter was created in Canva and is an informational piece that will be sent to freeholders this week.
- H) **Lieutenant Governor Update** - About 30 people attended the meeting, including roughly 10 freeholders. There was also a group of protesters who followed the lieutenant governor to oppose his agenda.

### **X. New Business**

- A) **Christmas at the Clubhouse** – It will take place on September 6, 2025. Justine Kinnick will chair the event. Alison has reached out to everyone who worked last year. The Santa has been reserved.
- B) **Fall Bingo date** – October 11, 2025
- C) **Ox Roast planning committee and date** – Alison will send an alert to freeholders interested in helping on this committee.

**Sign for September** – Remember the regular meeting date for CSCD and CSLOA; don't forget to contribute to the fireworks or 2026 at [cordrysweetwater.org](http://cordrysweetwater.org). The Weed Wrangler meeting is September 6, 2025.

- XII. **Adjournment - Angie Von Hoven made the motion to adjourn, and Jeff Romik seconded. The meeting was adjourned at 8:15 pm**



## ***Cordry Sweetwater Lot Owners Association***

### 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.*