



Cordry Sweetwater Lot Owners Association

August 30, 2025 Annual Meeting Minutes

- I. **Call to Order** - President Alison Randolph called the meeting to order at 9:00 am.
- II. **Pledge of Allegiance** - took place at 9:01 am.
- III. **Establish Quorum** - The members present included Alison Randolph, Jeff Romick, Angie Von Hoven, Dale Sears, Kathy Wood, and Tami Franklin.
 - a. **Absent:** Jennifer McKinney-Seet,
- IV. **Vote on New Board Members:** Angie made a motion for Tami Franklin, and Jeff seconded it. Angie made a motion, and Jeff seconded for Alison Duxbury.
- V. **Election of Directors for 2026:**
 - A. **President- Alison Randolph**, Angie Von Hoven made the motion, and Jeff Romick seconded it. Motion passed.
 - B. **Vice-President – Jennifer McKinney-Seet**, Angie Von Hoven made the motion, and Jeff Romick seconded it. Motion passed.
 - C. **Secretary – Kathy Wood, Angie** Von Hoven made the motion, and Jeff Romick seconded it. Motion passed.
 - D. **Treasurer – Angie Von Hoven**, Jeff Romick made the motion, and Tami Franklin seconded it. The motion passed.
- VI. **Annual Reports**
 - A. **Treasurer's Annual Report:** Alison reported that we have \$95,800 in the account. We lost \$18,000 last year. Our clubhouse rental increased after the remodel. Lake home tours provided a boost, and the silent auction raised more money. All our utilities went up; the remodel took some of our profits. Property insurance increased, and our propane costs rose. Santa's workshop was doubled. Contributions for fireworks have totaled \$1,700 so far. We did not receive a foundation check this year to help offset the library expenses. Please see the attached report.
 - B. **Clubhouse Report:** Please see the attached detailed month-by-month report.
 - C. **Membership report:** Last year, we collected \$25,975 in membership fees. From July 5th to the present, we have collected \$9,450.



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- D. **Merchandise Report:** Ann Marie will start handling the merchandise, and Angie Von Hoven will continue to make purchases.

VII Commission Reports:

- A. **Roads – Angie** -they have their budget set for the following year. All patching and paving are done. They are only going to concentrate on the main road and not on the side roads for paving.
- B. **Building** – Kathy Wood – To date, there have been 66 applications and 16 dredging applications. Reminder: If you plan to build and do not have a boundary survey, please obtain one. Freeholders are welcome to use any contractor they choose, as long as the contractor has a Brown County license and liability insurance on file at the CSCD. If they haven't built in the district, Nick is happy to meet with them to review the building rules and restrictions.
- C. **Water** – Dale Sears – Central issues with water are the leaks happening in the system; currently, it has a 40-50 percent leakage rate. Their goal is to reduce it to 20 percent. They have hired a new employee to help identify the leaks. Second, they want to ensure it is on the freeholder's conservancy side of the meter.
- D. **Ecology** – Brenda Mulden – The American the Beautiful Grant, pollinator habitat, and lake clarity are focuses.
- E. **CSCD** – Alison - The wake boat discussion took up a lot of time in the 2025 meetings, also covering the rule book.
- F. **Security** – Carrie- Police presence, speeding, speed humps, new rib boat, repairing the older rib boat. Plan on parking for the fireworks celebration at the beach.

- VIII Adjournment:** Motion to adjourn made by Angie Von Hoven and seconded by Jeff Romick. **The meeting was adjourned at 9:50.**