



Cordry Sweetwater Lot Owners Association

November 21, 2024, Meeting Minutes

- I. **Pledge of Allegiance** – took place at 7:00
- II. **Call to Order** – The meeting was called to order by President Alison Randolph at 7:00
- III. **Those members in attendance:** Alison Randolph, Linda Morgan, Angie Von Hoven, Jeff Romick, Dale Sears, Hazel Miller by Zoom and Kathy Wood
Establish Quorum – A quorum was present.
- IV. **Approval of October Minutes- Minutes were approved by Angi Von Hoven and seconded by Jeff Romick.**
- V. **Freeholder Concerns** – There were no freeholder concerns
- VI. **Treasurer’s Report** - Angie Von Hoven reviewed the treasurer’s report. A detailed report is attached. **The report was approved by Kathy Wood and seconded by Jeff Romick**
- VII. **Reports:**
 - A. **Clubhouse**- Cassie will put up Christmas lights on Dec 1st. See the attached detailed report.
 - B. **Roads**- Eric Von Hoven – The meeting was Cancelled
 - C. **Building**-Kathy Wood shared the building and repairing of docks approved on Cordry/Sweetwater Lake. Eight applications were approved, and two variances. See the detailed minutes attached.
 - D. **Water**– Jeff Romick shared that the meeting was canceled
 - E. **Ecology**- Brenda Mullen shared the following: Nick Johann provided updates on myriad projects of interest to ECOLOGY, including All CSCD park areas have been winterized, and All dam abutments have been mowed for the season. The new gate for the Sweetwater boat ramp will be installed this month. Cordry Lake Spillway: The long-awaited rebuild of the Cordry Dam Spillway is underway. The new contractor has completed all bid requirements and has begun work to clear trees & and brush from the work site. Plans still call for the project to be completed within 180 days from the first day of work. Status of ECOLOGY Commission Budget Proposals for FY 2025: CSCD Board member cuts to next year’s. ECOLOGY Commission budget proposal totals \$ 123,000 (from \$ 360K down to \$ 237K). Similarly, cuts to the SECURITY Commission budget proposal total \$ 88,000. There were no cuts to the ROADS Commission budget proposal; their proposal was increased by the CSCD board from \$ 148K to \$ 198K, largely to pave gravel roads into asphalt. Several commission members expressed concern over the extensive cuts to ECOLOGY and SECURITY while we are still paving roads this upcoming year instead of paying down the bill for the Cordry Spillway Rebuild project. HOLDING TANKS ISSUE: At their last meeting, the CSCD Board discussed the new Brown County ordinance allowing “holding tanks” in lieu of septic tanks on properties located within the county (including CSCD). It was determined that issues regarding the use and misuse of holding tanks is a total responsibility of the Brown County Health Department and it is out of the

hands of CSCD. The only leverage CSCD has over the installation and use of holding tanks is the rule regarding “setbacks,” enforced by the Building Commission and the CSCD Building Control Officer. Freeholders with concerns should contact the CSCD Building Control Officer to have them addressed. ANIMAL CONTROL MEASURES: The annual CSCD Deer Reduction Hunt is underway. Since 1 Nov, 14 deer have been harvested by archery hunters. The hunt this year is from 1-17 Nov. and next year from 4-12 Jan. Randy’s Animal Control (RAC) is managing the deer hunt and has also begun major muskrat control measures on our lakes. To date, 40 muskrats have been trapped and removed from Sweetwater Lake. Trapping will soon begin on Cordry Lake.

A major discussion ensued over the role of the ECOLOGY Commission in the ongoing review and recommended updates and changes to CSCD Rules. As a result of disagreements and confusion on the role of the commissions to advise the CSCD Board in such areas as Rules updates and changes, no material work was accomplished on the project at this meeting. Good progress is being made in processing the CSCD portion of the “America the Beautiful Grant.” Once all requirements have been met, CSCD will receive \$195 per acre from the Brown County Soil & Water Conservation District to remove invasive plant species on CSCD lands. One of the key requirements for receipt of this grant is to conduct an “Invasives Training Seminar” for CSCD freeholders and employees. That seminar is scheduled for Saturday, 23 November, from 9 A.M- 2 P.M. at the CSCD fire station. A good turnout by freeholders at this educational seminar is needed to qualify us for this generous grant from the federal government and Brown County.

The Pollinator Habitat project is nearing fruition. Brenda has purchased the seeds and is working to locate a “seed drill” to ensure proper planting for maximum germination. Once again, Brown County Soil & Water Conservation District generously supports our pollinator habitat project with grant money from the “Clean Water Indiana” (CWI). Grant program. Seeding will occur soon, as soon as the appropriate weather (freeze & thaw) conditions arrive to CSCD. ZEBRA MUSSEL PREVENTION PROGRAM: Jim Donnell handed out a “season summary” from the many boat steward inspection reports of boat/trailer inspections conducted in CSCD this spring & summer. The commission reviewed the highlights of the summary report of the 2024 boating season. The Commission agreed that it is time for the “Zebra Mussel Prevention Committee (ZMPC)” to reconvene a meeting to review the results of the last two years of Zebra Mussel prevention measures to determine recommendations on how to proceed moving forward in our 4+ year effort to keep zebra mussels out of our lakes. (See detailed minutes attached)

F. **Security**- Carrie Vavul -Nothing shared. See attached report.

Jeff Romick motioned to approve the commission reports, and Dale Sears seconded the motion.

VIII. **Committee Reports**

A) **Membership**—Linda Morgan –detailed report attached.

B) **Library**- No report to share

C) **CSCD**—Alison Randolph -See the detailed report attached.

D) **Merchandise**- Alison & Angie – We are scheduled to sell merchandise here at the clubhouse on the weekends of Nov. 30/Dec.1

Angie Von Hoven motioned to accept the committee minutes, and Linda Morgan seconded.

IX. Unfinished Business

- A) **Santa Workshop**—The Santa shop is coming along. It is scheduled for December 7th, 2024. Alison said she would provide scissors and glue. Linda will post about dropping off gift bags. Justine and Kathy will each make three dozen cookies for the event. Dale and Jeff will help set up on December 6. Cragg will set up the microphone.
- B) **Pre-Christmas Merchandise Sale** dates will be Nov.30/Dec.1
- C) **New Christmas decorations purchased.** We also spent \$318.00 on a new Christmas tree and various Christmas decorations for the library and clubhouse.
- D) **Remodel Update** – no new updates currently.

X. New Business

- A) **Choose Bingo dates.** Dates for BINGO will be March 29, 2025, and May 3, 2025. Angie made a motion for up to \$1500 to purchase stuff for BINGO, and Jeff seconded the motion.
- B) **Christmas Lights Estimates** -Someone gave an estimate of \$1500 to put up the lights and trees, but we are going with another estimate of \$500. Cassie will put up the outside lights. The goal is to have all lights up by 12-1-2024.
- C) **Snow removal** – Nick said that if they go out and about, he will have the road crew do it for us. If anyone has a name, please send it our way.
- D) **Board Shirts** -We are talking about button-down denim.
- E) **Chili Cook-off** – We need to find a date and are also considering putting together a bonfire event in April.
- F) **Cookie Swap:** Angie made a motion and Jeff seconded, to give Brenda \$75.00 for the cookie swap.

We will not have a December meeting.

XII. Adjournment- Motion was made by Jeff Romick and seconded by Dale Sears.

The next meeting is **January 23, 2025, at 7 PM.**