

Chetolah Shores Civic Association  
Fall Member Meeting  
November 13, 2025  
7pm Haviland

Board Members in Attendance: Faith, Anne, Cliff, Fred, Alana, Diane

1. Updated neighbors that this summer we have replaced the Elizabeth Lake boat dock, and some boat slips on Cass Lake. We also have a deposit on new docks for continued replacement at Cass Lake.
  2. Cass Lake Slip Encroachment
    - a. 1095 Oregon was sold this summer, they currently have their own docks in amongst the CSCA docks at Cass Lake. Likely purchased the house being told the docks were their property.
    - b. The board was in contact with a lawyer this summer to establish what would be needed to legally prove the area the docks are on belongs to CSCA.
    - c. The board is seeking neighbors opinions on how to proceed with this situation, options discussed were as follows:
      - i. Take legal action and regain use of slip area on Cass Lake-Not enough neighbors present to vote on this
      - ii. Plan for members of the board to contact the new owners of 1095 Oregon and discuss the situation with them, we would offer them the use of one boat slip, as long as they were members in good standing of the association
        1. Based on the outcome of these discussions, the board will call a special neighbor meeting to discuss next steps.
          - Motion to offer one boat slip to the owners of 1095 Oregon if they become members in good standing of CSCA: Unanimously approved
          - Motion to purchase the docks from owners of 1095 Oregon based on depreciation value: Unanimously approved
          - Motion to host a special neighbor meeting to discuss if legal action will be taken, if negotiations with the owners of 1095 Oregon dissolve: Unanimously approved
3. General Encroachment
  - a. Discussion on how to continue to establish CSCA ownership of outlots, especially the areas being encroached on.
    - Motion to send certified letter to all encroached areas annually:  
12 Approve, 2 Oppose, 1 Obstain
4. Board Positions open in 2026
  - a. President
  - b. Vice President

- c. Secretary
  - d. Treasurer
  - e. Trustee-1 year
  - f. Trustee-3 year (Boat Dock Manager)
- \*No nominations were made at the meeting

5. Open Discussion

- a. A neighbor brought to discussion the benefits of becoming an association with mandatory dues, no motions.

Meeting Concluded at 8:09pm