

CSCA Board Meeting Agenda

April 16, 2026

7pm at Diane's House

Attendance: Faith, Brian, Sam, Anne, Michelle, Fred, Cliff

President Report:

1. Little Dons Johns for porta potty at Cass
 - a. \$750 May-September (\$150/mth) with weekly cleaning
 - b. Will place where old docks are, near trees. Gravel to be placed prior to porta potty delivery

Vice President Report: N/A

Secretary Report:

1. Master list is up to date with all paperwork received and online payments
2. Keys given to all residents
3. Need to update March meeting minutes
4. Send letter to neighbors who didn't have boat in water in '25
5. Do we send reminders to neighbors about the May 1 deadline?
 - a. Yes, will email via gmail and website, Faith will post on FB

Treasurer Report

1. List all lawsuits/legal issues in excel spreadsheet-(Historical Records)
2. Take pictures to document all improvements and upgrades we've made
 - a. Goal to use in presentation to show improvements at Member Meetings
3. Bank account at \$42,806. Diane walked us through upcoming and past expenses.
4. Fireworks
 - a. Have previously given \$500 to Elizabeth Lake
 - b. Will give \$250 to Elizabeth Lake and look for Cass Lake donation site to give \$250, if not found remaining \$250 will go to Elizabeth Lake

Trustee Report

Encroachment

1. Establishment of encroached areas
 - a. Concern over previous permissions on certain locations
 - i. Have to re-visit permissions and explicitly give permission
2. Draft letter to send to encroached areas
 - a. Send letter certified
3. Who is liable if someone is injured on outlot property?
4. 1095 Oregon Plan
 - a. Provide list of dates to owner to meet at IT
 - b. Alana, Faith, Diane, Brian and Cliff to attend?
 - i. Will establish understanding of situation and look to extend an olive branch to owner
5. Potential to have a list of encroachment on website-Tabled

Boat Docks

1. Elizabeth Lake
 - a. Docks Installed!
 - b. Fence and stairs need repair-Brian able to do
*Unanimous approval for Brian to repair the gate, fence and stairs,
and Add a CSCA sign.
 - i. Match fence in the black metal like other lots
 - ii. Build/Repair stairs to water
 - iii. Connect docks to land
 - c. Jackie wants to confirm there is room for her boat-Diane will
contact to confirm
 - d. Unanimous Approval to add an additional dock section on water
2. Cass Lake
 - a. Dock instal and repair update
 - i. Left hand side needs to move about 12feet, thought to move
first 2 docks about 2feet as replaced with aluminium docks
 - ii. First 2 docks on right hand side will be evaluated for
updating to aluminum

- iii. Standardize spacing of all slips
 - iv. Remove ½ dock and scrap from water
 - v. Stump in the water on south (right) hand side
 - vi. All posts, hardware, and docks will be evaluated
- b. Porta-Potty for launch
- 3. Lot 19 dock needs leveling
- 4. Establish a spreadsheet of Needs and Wants for improvements at both lakes
- 5. Once established walkways and docks what do we do with old docks?
 - a. Brian and Diane would like about 6- Unanimous approval to give for free in exchange for removal

Maintenance

- 1. Spring clean-up date: May 3rd at 10am-Faith to post on FB
- 2. Tree Service to remove beaver damaged tree at S17
 - a. Diane and Brian will remove tree-will bill CSCA for any tools needed
- 3. Elizabeth Lake swim area stairs
 - a. Brian and Sam to evaluate
- 4. Lawn Service
 - a. Identify expectations for a lawn service, outline in agreement with photos/walkthrough
 - i. Will contact Pierce and do a walkthrough
 - ii. Check CSCA drive for established areas for service
- 5. Gate at lot 19 is broken
- 6. Picnic Tables need replacing

Alana

Fred