Cedar Blue Property Owners Association
Annual Meeting Minutes
August 31, 2025

1. **Board Members Present:** Kathy Aebi, David Ponder, Joe Mitchell, Brooke Bow, Rachel Gustin, Lloyd Coppin, Mike Smith, Robert Moyers, Roy Branch and Jackie Ponder, Park Manager

2. **Board Members Absent:**

3. **Property Owners Present: 61** property owners were represented today.

4. **Call to Order:** The Annual Board Meeting was called to order at 1:00 by President, Kathy Aebi.

5. **Moment of prayer / silence:** Moment of silence.

6. **Approval of the Annual Meeting Minutes for September 1, 2024:**
   A motion to accept the minutes as written by: Roy Branch
   Seconded by: Lloyd Coppin
   The motion passed by the majority.

7. **Committees:**
   Committees have been created and implemented to oversee different areas within the park. Each committee has authorization to take care of certain actions and will present a written report every month that will become a part of the minutes. You will see that there are times when more than one committee can be involved in a project. If you would like to volunteer to be on any of the committees, please email/contact any board member. Cedar Blue welcomes your help, ideas, and suggestions. These committees and its members will be posted on the website.

   Finance Committee:
   Chair: Joe Mitchell
   Members: Brooke Bow, Roy Branch, Rachel Gustin, and Park Manger Jackie Ponder

   A motion to approve the 2025 Year End financials by: Roy Branch
   Second: Mike Smith
   The motion passed by the majority.

   Joe Mitchell presented the Annual financial report and the 2026 Budget.
   Thank you for your continued efforts to conserve water.
   The 2025-2026 Annual Assessments will be increased to $750.00.

   Maintenance/Infrastructure Committee:
   Chair: David Ponder
   Members: Lloyd Coppin, Mike Smith, Joe Mitchell, Robert Moyer, and Park Mgr. Jackie Ponder

   Brooke Bow presented the report, and it is attached.

   Environmental Committee:
   Co-Chair: Roy Branch
   Co-Chair: Lloyd Coppin
   Members: Rachel Gustin, Mike Smith, Kathi Aebi, Joe Mitchell, and Dewayne Denwalt

Lloyd Coppin presented the Environmental report for the year. The Environmental Committee approved 192 construction permits this past year. 9 the 192 permits were for 401 plus projects. The committee has completed 82 final inspections.

If you have completed a project, please call the office for a final inspection.

The report is attached.

Insurance Committee:

Chair: Brooke Bow
Members: Rachel Gustin, Mike Smith and Park Manager Jackie Ponder

Personnel Committee:

Chair: Rachel Gustin
Members: Roy Branch, Brooke Bow, Kathi Aebi, and Park Mgr. Jackie Ponder

Covenants and Bylaws Committee:

Chair: Brooke Bow
Members: Roy Branch, Lloyd Coppin, Mike Smith, Joe Mitchell

8. **Park Manager Report**.

Brooke Bow presented the Park Manager Report. Report attached.

9. **Entertainment Committee**:
   - Kimberly Schat and Kristy Evans have joined Ann Frizzell on the Entertainment Committee. They will have some help from their husbands Richard Schat and Weston Evans. Thank you all!!
   - Fall Festival will be held on **October 25**.
     - Please check out the entertainment committee Facebook page for details as the date gets closer.
     - Volunteers and donations will be needed.
   - If you know of food trucks or bands, please let the committee know. They are looking for both.
   - The Cedar Blue Board thanks everyone for their hard work on the entertainment committee.

10. **New Business**:
    - The Cedar Blue attorneys were present and spoke
      - Keith White and Brooks Ray from Sulphur Law in Sulphur OK
    - Keith White Spoke:
      - Prohibiting the use of ATV/UTV/SXS in Cedar Blue
        - House Bill 795 allowed the use of ATV/UTV/SXS on state roads including highways. However, Cedar Blue does not allow the use of these vehicles within the park. Cedar Blue has received a few complaints regarding this.
        - Notification is posted in two places at the entrance. Fines will be accessed for failure to follow this rule.
        - Cedar Blue Roads are not public roads they are private roads and private maintained roads. Therefore, Cedar Blue can prohibit the use of these vehicles within the park.
          - Reason these vehicles have been prohibited from use in Cedar Blue RV Park
            - These vehicles are designed for off-road use.
            - Most of these vehicles don't have the type of mufflers that on road vehicles have, so they can be very loud, and disruptive to the neighborhood.
            - Most of these vehicles don't have the safety standards that an on-road vehicle has.

- Most of these vehicles can tear up the roads and green belt areas due to the off-road tires.
- ATV/UTV/SXS can be at your lot on a trailer or in the overflow parking lot on a trailer but are not allowed to be offloaded for any reason.

- Brooks Ray Spoke:
  - Reminder that age limit to operate golf carts in the park is 16 years. This is a big liability to the lot owners and community,
    - Underage drivers don't have the experience, knowledge, or mental capacity to drive these vehicles.
    - Out of respect for the community and fellow property owners please abide by these rules.
- Keith White Spoke:
  - He is currently working on multiple foreclosure lots for Cedar Blue.
    - We have one individual that will be served next week.
    - We also have another property that has multiple owners on. Some of them have been very difficult to find. Keith has brought in a skip tracer to help with locating the owners.
    - The goal is to have all individuals with foreclosure lots to be served by the end of Summer.
    - Then we can start the process to start recouping the money due to the park.

11. Property Owner's Comments:

- **Melissa Park CN-18:** What is the fine for mowing? Could we look at increasing this to help generate some revenue?
  - The fine is $100; 44 mowing letters were sent out this past week.
- **Joe Gilland CB-256:** Can I drive my UTV from the gate to my lot.
  - No this will not be allowed the use of ATV/UTV/SXS is prohibited.
  - Just the issues that we have with golf carts alone is the driving force behind not allowing the use of ATV/UTV/SXS.
  - The board and staff cannot police golf cart violations alone. Please report these to the office, these require a picture and will remain anonymous. Each case is reviewed during the executive meeting.
- **Shelly Russell CB-304:** How do we address not having lot numbers on golf cart?
  - Take a photo and do your best to figure out what lot they are located at. Just don't risk your safety in doing so. We as a board have agreed we will not risk our safety in policing this.
  - Shelly also asked about taking photos of kids/minors, this can become an issue?
    - The attorney responded to this: If this photo is in a public area and you are not using this in a commercial enterprise. You can take a photo for the use of policing.
    - You are taking a photo of the golf cart not the child.
  - Shelly asked about the sign for the pool Women Only and Men Only.
    - This sign was added about a week ago.
    - Also, no parking sign was added to the yellow post because cars had been blocking the golf cart entrance.
- **Susan Vanwinkle CB-285:** Wanted to suggest adding a camera to the stop sign up front. To help police kids on golf carts.
  - Thank you for the suggestion.
- **Weston Evans CB-102:** Could we look at adding a speed bump back in front of his property.
  - David will investigate it, but there are concerns about the way water diverts through that area.
- **Steve Taylor CB-67:** Multiple lots without lot numbers have we done anything to address this? Can we sell signs and fines for lots not marked?
  - We have started denying all permits for lots not marked.
  - We don't have a set rule, but we do stress the need for police, ambulance, or fire access.

12. Old Business:

The Cedar Blue Board would like to thank Roy Branch and Rachel Gustin for their time served on the Cedar Blue Board.

Recess Called to Motion: Roy Branch
Second: Joe Mitchell
Time 1:49pm
Reconvened 2:00pm

The new Board Member: **3-year terms**- Ronnie McGee, Connie Streater, David Ponder
2-year term- Lloyd Coppin

Board Members went into Executive Session directly after Board Meeting adjourns for the election of officers and committee members.

13. Adjournment:

A motion to adjourn was made by: Lloyd Coppin
Seconded by: Joe Mitchell
Motion carried by majority.
Board meeting adjourned at: 2:17 pm

CEDAR BLUE FY2025 YEAR END

FY25 vs FY Budget FY Proposed Budget

Account Description	Account	FY25 Yearly	FY25 Yearly Actual	Budget vs	FY26 Yearly
Bank Charges	60100	$1,400.00	$1,482.08	-$82.08	$1,553.20
Computer/Internet	60210	$1,000.00	$996.00	$4.00	$1,032.00
Fuel	60240	$6,500.00	$6,270.19	$229.81	$5,710.81
Insurance	60260	$47,000.00	$41,599.39	$5,400.61	$49,440.00
Legal and Professional	60280	$6,500.00	$8,100.00	-$1,600.00	$8,100.00
Lien and Deed Fees	60320	$300.00	$176.00	$124.00	$176.00
Office Expense	60340	$2,000.00	$8,412.34	-$6,412.34	$3,600.00
Postage Expense	60345	$500.00	$619.94	-$119.94	$436.97
Payroll Expense	60360	$184,000.00	$184,366.37	-$366.37	$193,372.13
Property Taxes	60380	$1,700.00	$0.00	$1,700.00	$0.00
Repairs and Maintenance	60400	$75,000.00	$93,934.56	-$18,934.56	$104,400.00
Travel Expense	60420	$250.00	$0.00	$250.00	$0.00
Entertainment Expense	60430	$100.00	$1,000.00	-$900.00	$1,026.26
Utilities	60440	$145,000.00	$151,421.00	-$6,421.00	$157,257.16
Uniform Expense	60550	$4,500.00	$4,642.93	-$142.93	$4,508.76
Training Expense	60555	$250.00	$0.00	$250.00	$0.00
Federal Taxes	99000	$0.00	$0.00	$0.00	$0.00
Golf Cart Fund Expense	15250	$13,000.00	$12,841.62	$158.38	$11,389.39
Totals		**$ 489,000.00**	**$ 515,862.42**	-$26,862.42	**$ 542,002.67**

FY 25 budget	$489,000.00
FY25 expenses	$515,862.00
Over Budget	-$26,862.00

Income for 2026

Annual Assessment	670 lots x $750	$502,500.00	(10 lots no income)
Other income		$53,018.00	
Total income		**$ 555,518.00**	

Maintenance / Infrastructure
Annual report
August 31, 2025

Chairman: David Ponder
Staff Supervisor: Jackie Ponder

Committee Members: Lloyd Coppin
Mike Smith
Joe Mitchell
Robert Moyers

Jerry, Christopher, Dalton and Jaybo have done a great job, a big thank you goes out to them for all the hard work and dedication. They have kept the mowers and weed trimmers going constantly between rains to Keep our grounds looking good.

The Cedar Blue Maintenance has repaired 39 in-ground water valves/water leaks, 7 sewer issues and replaced 5 lift station pumps for the year.
They have done a very good job keeping the pool clean and looking pretty. Thank you to our property owners for reporting issues when seen.

The pipe rail fence has been completed, and the maintenance crew is working on getting it all painted.
The Maintenance department plays a big role in the operation of Cedar Blue. They make sure the entire park is functioning properly.

Containers are provided for household trash only. This does not include tree branches, limbs, lumber or any type of furniture. Reminders are given about the limb yard that is open on Friday for cuttings disposal. There is no location on Cedar Blue property for this. A trailer has been provided in the dumpster area for metal and appliances. Please dump accordingly.

The maintenance crew is always willing to help out when there is water or a sewer issue at your property. REMEMBER the staff is limited on what we will allow them to do. If the water or sewer is on the Cedar Blue side then maintenance will repair. Should there be any other issues and it is the property owner responsibility to repair; staff will not make any allowances for those repairs. The responsibility falls back to the property owner. Cedar Blue will do our part, and we ask that all property owners do so too.
A friendly reminder: PLEASE do not dispose grease, baby wipes or feminine products into the sewer system. This clogs the sewer line and causes lift stations to go out and need replacement.

Environmental Committee
Annual Report
August 31, 2025

Chairman: Lloyd Coppin

Members:
Mike Smith
Joe Mitchell
Kathy Aebi

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A total of 197 construction permit applications were submitted to our Environmental Committee over the past year, including 9 classified as 401+ permits. Of these, 82 permits have been finalized.

Permit Project Completion Process

Once your permit project has reached completion, please notify our office so that a final inspection can be arranged.

I would like to express my sincere appreciation to all Committee Members for their dedication and commitment throughout this past year.

Signed:
Lloyd Coppin Committee Chair

Park Manager
Annual Report
August 31, 2025

Office Hours: Monday– Saturday 8:00 am – 5:00 pm
Closed for lunch 12:00 pm to 1:00 pm
Closed Sunday
Phone: (580)-622-6302
Email: parkadmin@cedar-blue.com

Thank you to the Cedar Blue Board of Directors, the Staff, the Entertainment Committee and all the Property Owners for a great year at Cedar Blue!!

The swimming pool hours of operation are from 10:00am – 10:00pm. It has been decided to leave the pool open for another couple of weeks as long as the weather permits, and we do not run out of chemicals.

Cedar Blue had 36 properties that have changed owners through this past fiscal year. We would like to welcome them to our Cedar Blue community.

Cedar Blue has ordered another pedestal with 16 mailboxes. We have 10 property owners on the waiting list for boxes. We will have 6 boxes available, please let the office know if you would like one. The mailbox fee will be a one-time charge of $175.00; The box will remain yours as long as you own property here in Cedar Blue.

Jackie & Emily