

**Cedar Blue Property Owners Association  
Board Meeting Minutes  
August 20, 2016**

1. **Board Members Present:** Tom Elliott, Dewayne Denwalt, Bruce Arnold, Maggie Thompson, Curtis Oshel, Arvilla Bird, Ken Brown, and David Ponder

2. **Board Members Absent:** Ronnie McGee

3. **Property Owners Present:** The owners of 44 lots were present.

4. **Call to Order-** The Board Meeting was called to order at 11:05 am by President, Tom Elliott.

5. **Prayer by Cliff Guy, Pastor, Sonshine Community Church**

6. **Approval of the Meeting Minutes for July 16, 2016**

A motion to accept the minutes as written by: Bruce Arnold

Seconded by: Ken Brown

The motion passed unanimously.

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.

**Environmental Committee**

Chair: Dewayne Denwalt

Members: Bruce Arnold, Curtis Oshel, Ronnie McGee

The report was read by Dewayne Denwalt and is attached below. He reminded the property owners to mark their lots with their lot numbers.

**Finance Committee**

Chair: Bruce Arnold

Members: Maggie Thompson, Arvilla Bird, Tom Elliott

The financial report was reviewed by Bruce Arnold and is attached below. He reminded the property owners with unregistered carts to get them registered or remove them from the park. Registration from prior years is not recognized. The fees collected will be used for park improvements.

The Sheriff's Sale for the 4 foreclosed properties will be September 16<sup>th</sup> at 10:00 am at the Murray County Courthouse. Watch the local newspaper for further information. A listing of the properties and expenses associated with them including unpaid taxes is available at the park office.

The large overage for insurance this past month was due to the fact that ½ of the annual insurance payment was due. Bruce also reminded the owners that the majority of the costs under bank charges month to month is for credit card payments for which the park has to pay

fees in order to process these. If owners will pay by check, these fees will go down. The Board is reviewing other ways of processing credit card payments for lower charges.

A motion to approve the July 2016 financials by: Curtis Oshel

Seconded: Ken Brown

The motion passed unanimously.

### **Maintenance/Infrastructure Committee**

Chair: Ken Brown

Members: Dewayne Denwalt, JW Mann, Curtis Oshel, David Ponder

Tonya Glasgow read the report and it is attached below. She noted there are more things coming for the Family Center upgrade including a microwave, cabinets, etc.

Tonya also shared that she is noticing more trash on the ground around the park and encouraged property owners to help keep the park cleaned up by picking it up as they come across it.

Ken Brown asked the owners not to put refrigerators in the roll-offs. He reported that in Jerry's absence he tapped the trash down in the roll-offs to keep from having to have them hauled off as often and he incurred an ammonia spray from an RV refrigerator that had been dumped. He noted that ammonia is extremely hazardous. Nothing with various types of gas in them are to be put in the roll-offs.

In discussion with the property owners it was noted that due to:

- people dumping their trash frequently don't put it in the dumpsters and roll-offs but leave it on the ground around them
- items being placed in the dumpsters and roll-offs that are not allowed
- property owners bringing in things to dump from outside the park (i.e., from home)
- property owners letting outsiders (non-owners) into the park to dump their items

this costs the park in employee time to clean up the area as well as additional fees from waste management for non-allowed items and for trash that isn't from the park but brought in from the outside. The Board has discussed possibly fencing off the dumpster area, installing cameras and only unlocking the area during daytime hours.

The park does not have a place to take tree limbs to and has no plans to establish a place for this. There is a limb yard near Sulphur and it is free. They are open every Friday and will unload the limbs from your truck/trailer for you. As you drive north into Sulphur and you are headed down the hill where the speed limit reduces to 45 mph just prior to coming to the road that turns right to the Veterans Center, take the first left (west) turn possible. It is about 2.1 miles from where you turn onto Hwy 177 from Cedar Blue Road. The road will angle back sharply to the southwest and will be gated. On MapQuest it is listed as D3392 Rd. It is closed every day except Friday and the gate should be open.

Tom Elliott informed the property owners that the park has some significant repairs that have to be done to the pool before it can open in 2017. Some Board members will be meeting with the State pool inspector to review what is needed and the hope is to have these done before the pool is scheduled to open in 2017. He reminded the owners that as they look at the budget and hear that the park is under budget and about other funds the park has collected, to please remember that there are other significant repairs and upgrades that are needed in the park such as the Family Center restrooms and laundry, pool restrooms, pool and roads. Also remember that there are typically just short of 100 properties annually that do not pay their assessments on time so those funds have to be made up in some way in order to keep the park operating.

### **Insurance Committee**

Chair: Ronnie McGee  
Members: Tom Elliott, Arvilla Bird

Tonya Glasgow read the report and it is attached below. Tom Elliott thanked the efforts of all the Board members and their diligence in overseeing the park's budget. He appreciated that some took the time to find ways to get coverage and reduce costs.

### **ODEQ Committee**

Chair: Tom Elliott  
Members: Bruce Arnold, Ronnie McGee, Ken Brown

Tom Elliott reviewed the accomplishments from last month on the ODEQ report. The report is attached below. There are several lift stations that still need upgrades with wet wells, electrical and pumps. If a property owner's property is affected and they are unhappy with the way their property was left, they should contact the park office. The crew is trying to disrupt property as little as possible and do their best to leave property in good shape.

If you see crews working and can give them water, Gatorade, or snacks, please feel free to do so and let them know how much you appreciate their hard work. Jerry and Doug are not only doing all the ODEQ work but also the required maintenance in the park. Tom thanked the property owners for all their patience.

### **Personnel Committee**

Chair: Tom Elliott  
Members: Dewayne Denwalt, Bruce Arnold, Maggie Thompson

No report submitted. Today the Board agreed to give Jerry and Tonya a raise for their hard work.

### **Covenants and Bylaws Committee**

Chair: Curtis Oshel  
Members: Ronnie McGee, Maggie Thompson  
No report submitted.

## **8. Park Manager Report – Tonya Glasgow read the report and it is attached below.**

- a. Tonya let the owners know that they are able to make monthly payments on their assessments if they want to do so as long as they are paid by the designated dates. At least ½ of the dues must be paid by the 1<sup>st</sup> due date and the entire balance by the 2<sup>nd</sup> due date.
- b. The assessment statements are going to be sent out in September and the annual and infrastructure assessments will be on separate statements. The golf cart fees will be included on the annual assessment statement. The golf cart fees for 2017 will be due in full by the final date the annual assessment is due in full.
- c. Tonya reminded everybody that the ballots were sent out for the upcoming election. There are three 3-year positions and one 1-year position. Vote for 3 of the 3-year positions and vote for 1 of the 1-year positions.
- d. Property owners were told that when mailings go out to the owners the enclosures are always double-sided in order to cut down on postage, which costs about \$700 so please always look at the front and back of anything they receive in the mail. Of note, there are 681 lots in the park that mailings go out to.
- e. Please be sure to mark your lots with your lot numbers so they can be easily identified for maintenance, damage from storms, fire, etc., so maintenance can find them when needed, emergency services can find them when needed and so forth.
- f. A discussion about the foreclosure properties was held. If the lots do not sell at auction the park retains the property and the Board will have to decide what they are going to do with them. It was noted that some of the properties have taxes owing and those will still be owing separate from the Sheriff's sale. The

Sheriff's sale takes precedent at this time so an individual cannot go pay the taxes and get the property. The Sheriff's sale will still occur.

9. **Sonshine Community Church** – Cliff thanked the folks that trimmed the trees at the church. They have been doing a lot of counseling this past month, helping another park owner get to a church in town, and helping those in the hospital. They are partnering with the Assembly of God church in Sulphur on some things and will include them in a Thanksgiving dinner on the grounds. On November 5<sup>th</sup> there will be an all-day ladies conference at the church.
10. **Entertainment Committee** - Cindy Foreman shared there is a volleyball tournament planned for Labor Day weekend on Saturday night at 8 pm. It is for 6-member teams and \$10/person. Nachos, popcorn and water will be sold at that time. They are planning the Fall Festival. They need help with this in the form of donations and people to help. The Fall Festival will be October 22<sup>nd</sup>.

The Entertainment Committee presented Tonya with a birthday cake and all sang Happy Birthday.

11. **Old Business-** None

12. **New Business-**

- a. Tom Elliott shared a photo of a property owner vandalizing park property and indicated that it was costing the park several thousand dollars every time he does this. He has now been arrested on felony charges. The park has been dealing with this individual for several months now.
- b. Tom Elliott took some time to share information with regard to the offices of Sheriff and District Attorney in Murray County in relationship to ongoing problems within the park and the challenges the park has had in getting some resolution. In concert with this information it was shared that the County Election Office told a Board member that as property owners in Murray County we are able to register and vote in their local and county elections even if this is not our primary residence. We can only vote for state and national elections in the county of our primary residence. **PLEASE NOTE: Following the meeting a Board member contacted the State Election Board and was told this information is not correct. We can only register to vote in the county where we live.** Tom did share that the current Sheriff lost the recent election and a new Sheriff will be coming on Board. The current District Attorney will not be up for re-election until the next round. Property owners may not all be able to vote in Murray County but were encouraged to be vocal with the Sheriff's office, the District Attorney's office and the State Attorney General's office should they or the park in general encounter push back regarding criminal activity in the park they feel is not being properly pursued. When the new Sheriff takes office Tom does intend to meet with him to introduce himself and discuss the park and its ongoing problems in hope that we can continue to move forward in trying to eradicate the problems.
- c. Annual Assessments and Infrastructure Fees for 2017 – The Board voted not to increase the annual and infrastructure assessments. The annual assessment will remain at \$550 and the infrastructure assessment will remain at \$215. Tom Elliott did indicate that the Board wants to honor the infrastructure assessment in that it was to be for the ODEQ project and when that project is completed that assessment will stop. That assessment will need to continue at least one more year in order to complete the project and pay off the land purchase. After the ODEQ is completed and paid for the Board will then need to look at other things that may need to be done such as roads, pool and so on.
- d. The Board revised the Cedar Blue Park Penalties document on August 5, 2016 (attached below) to change the Breaking of the Gate Arm/Equipment to read Vandalism of Park Property. The 1<sup>st</sup> offense is a \$200 fine plus cost of repairs and the 2<sup>nd</sup> offense is a fine of \$400 plus cost of repairs. If the fine is not paid within 30 days, the property owner's gate cards will be deactivated.

13. **Property Owner's Comments**

- a. Joyce (Sonshine Church) – She asked if some kind of rule about vandalism could be instituted. She was told that the park has added a fine for vandalism in the park to its list of penalties and fines.
- b. Don Warlick (CB-122) – Asked if the park owns the fire trucks. He was told no. There are various other entities that own the equipment and trucks the Cedar Blue Volunteer Fire Department were using. The Cedar Blue Volunteer Department does not respond to calls in the park and all their gate cards were deactivated. All emergency calls are to go to 911.

- c. Lynn Green (CB-014) – Asked for the name of the District Attorney. The District Attorney is Craig Ladd and the Assistant District Attorney is David Pyle.
- d. Becky Cummings (CB-048) – She asked if Light Horse comes into the park. She was told no but the federal and forestry agencies as well as all other emergency units, have gate access to the park.
- e. Joy Carinder (CC-35) – She asked if there is a way to bypass the District Attorney and go straight to Judge Duck with park issues. She was told that the Judge will not pursue anything the District Attorney is not going to file charges on.
- f. Greg Stover (CN-39) – Asked if a group email could be sent out about voting in county elections. This will be reviewed.
- g. Sandy Racile (DP-014) – She asked if she can register even though she is a resident of Texas and was told yes at the meeting but apparently, in light of the information above in item 12b, this is not the case.
- h. Mike Wallis (CB-246) – Asked if the tornado siren in the park is in working order. They are not. Tom Elliott indicated that he has received information that if the Cedar Blue Volunteer Fire Department is officially banded there could be funds available to us to put in working sirens which would be operated by Emergency Management in Sulphur. Property owners are responsible for their own safety. It was also noted that if the park operates its own siren that increases the park's liability.

He asked if the CR comfort station was going to be rebuilt. He was told at this time it will not be rebuilt. Mr. Wallis talked about the need for it in the winter and he was told that that comfort station was never opened in the winter. He was also told the Family Center is open all year and the owners' RVs should have bathrooms in them. The Environmental Rules are now allowing for bathrooms in addition to what is in the RV on the property. Tom Elliott also indicated that if funds were available he would rather replace the CR comfort station with a certified tornado shelter. He noted that the behavior that took place in the comfort stations that were removed was atrocious.

He also asked about the electrical that was installed in the park when it was built. It was his understanding it was for 30-amp service. He wanted to know if OG&E was going to upgrade to 50-amp service. He was told that OG&E does not need to upgrade what is installed as what is installed to the meter base is for 100-amp service. It is up to the property owner to upgrade the service from the meter base to their lot.

- i. Joyce (Sonshine Church) - She suggested that a big bell at the church could possibly be used for weather and fires by the number of rings so if anybody knows of a big bell that could be donated or purchased for the church to let her know.

#### **14. Adjournment-**

A motion to adjourn was made by: Ken Brown  
Seconded by: Curtis Oshel  
Motion carried unanimously.  
Board meeting adjourned at: 12:25 pm

# **Environmental Committee Report August 2016 Board Meeting**

Chairman: Dewayne Denwalt

Members: Bruce Arnold  
Ronnie McGee  
Curtis Oshel

## **Permits for approval:**

There are six (6) building permits submitted for approval when this report was generated.

Signed

**Dewayne Denwalt**

Environmental Committee Chairman



**Cedar Blue Property Owners Association  
Finance Committee Monthly Report  
July 2016**

Bruce Arnold, Chairman  
Maggie Thompson  
Arvilla Bird  
Tom Elliott

1. **Accomplishments:** Collected \$5,925.00 for golf cart registration from 237 properties.  
Foreclosures down to 4 properties from 10.  
Currently YTD under budget by; \$41,108.25.

**NOTE:** Sheriff sale is Friday September 16, 2016 @ 10:00 am.

**Review of Financial Report for July 2016.**

• **Operating Account & Money Market Account**

For the month of July 2016 the Park received \$10,631.78 in Ordinary Income.  
Expenses for the month of July 2016 were \$33,701.15. Total Ordinary Income thus far for FY16 year is \$399,804.50.  
We are **over** budget for the month of July by **\$5,421.04**. (Main cause was Insurance payment of \$8,654.04)  
Total amount budgeted YTD \$321,503.69 and actual was \$280,395.44. YTD under budget by \$41,108.25.  
The balance in the Operating Account M/E July is \$8,084.17 and the Money Market Account is \$329,851.32 for a total of \$337,935.49. The total balance decrease over last month **\$22,836.25**.

**Finance Summary: Current M/E July 2016 for FY16**

Jul-16					
Account Description	Account Number	FY16 Yearly Budget	FY16 Monthly Budget	Expenses	(Over)/Under Budget
Bank Charges (inc. credit cards)	60100	\$ 2,204.90	\$ 183.74	\$ 196.74	(\$13.00)
Computer/Internet Charges	60210	\$ 1,500.00	\$ 125.00	\$ 24.95	\$100.05
Fuel	60240	\$ 8,142.54	\$ 678.55	\$ -	\$678.55
Insurance	60260	\$ 18,000.00	\$ 1,500.00	\$ 8,654.04	(\$7,154.04)
Legal and Professional Expense	60280	\$ 15,900.00	\$ 1,325.00	\$ 750.00	\$575.00
License Expense	60300	\$ 4,150.24	\$ 345.85	\$ 62.50	\$283.35
Lien and Deed Fees	60320	\$ 750.00	\$ 62.50	\$ 157.43	(\$94.93)
Office Expense	60340	\$ 2,499.28	\$ 208.27	\$ 289.98	(\$81.71)
Postage Expense	60345	\$ 1,292.70	\$ 107.73	\$ 6.68	\$101.05
Payroll Expense	60360	\$ 122,701.32	\$ 10,225.11	\$ 4,907.93	\$5,317.18
Property Taxes	60380	\$ 2,326.42	\$ 193.87	\$ -	\$193.87
Repairs and Maintenance	60400	\$ 57,955.16	\$ 4,829.60	\$ 9,438.96	(\$4,609.36)
Travel Expense	60420	\$ 2,000.00	\$ 166.67	\$ -	\$166.67
Entertainment Expense	60430	\$ 3,900.00	\$ 325.00	\$ 22.66	\$302.34
Utilities	60440	\$ 89,538.73	\$ 7,461.56	\$ 8,823.43	(\$1,361.87)
Uniform Expense	60550	\$ 3,000.00	\$ 250.00	\$ 365.85	(\$115.85)
Training Expense	60555	\$ 2,000.00	\$ 166.67	\$ -	\$166.67
Land Payment	16900	\$ 11,370.00	\$ -	\$ -	\$0.00
Furniture and Office Equipment	15250	\$ 1,500.00	\$ 125.00	\$ -	\$125.00
<b>Totals</b>		<b>\$ 350,731.29</b>	<b>\$ 28,280.11</b>	<b>\$ 33,701.15</b>	<b>(\$5,421.04)</b>

**Utilities Breakdown:** Trash-\$2,318.60 / Water \$3,446.50 / OG&E \$2,541.29 / Phone \$517.04

June Utilities cost: Trash-\$2,137.05 / Water \$3,095.50 / OG&E \$2,045.90 / Phone \$402.85

Trash= (+\$181.55) / Water= (+\$351.00) / OG&E= (+\$495.39) / Phone= (\$114.18)

Actual monthly budget without Insurance was under by \$1,733.00.

• **Infrastructure Account**

For the month of July 2016 the Park received \$2,580.00 in Infrastructure Assessments. The Account paid out in expenses total was \$8,419.99. Therefore total net loss to The Infrastructure Account was **-\$5,834.95** leaving a balance of \$84,981.70.

Total of all Accounts (Operating Account, Money Market Fund, and Infrastructure Fund) is \$422,917.19.

**Delinquent Accounts:**

Please see below by lot, balances due. The amount owed consist of yearly assessments for 2014, 2015, & 2016, special assessments, attorney fees, late fees, court filing costs, mowing and upkeep costs. Cost still pending for notice of publication and pending appraisals.

Lot #	Amount Owed
<b>The following lots are currently in foreclosure with Murray county.</b>	
CC-056***	\$7,224.58 (taxes paid \$330.96)
CN-095***	\$6,433.00 (taxes owed \$119.51)
CR-027***	\$9,246.16 (taxes owed \$41.42)
DP-015***	\$5,088.00 (taxes owed \$318.89)
<b>Total Outstanding</b>	<b>\$27,991.74</b>

Gate cards have been deactivated.

**The following lots are past-due and include FY15/16 assessments, special assessments, late fees, mowing, lien fees, clean up fees, and/or fines through 6/30/16.**

<b>Gate cards have been deactivated.</b>			
CB-038	\$1,000.00	CR-055	\$2,115.00
CB-118	\$590.00	CR-056	\$4,595.00
CB-135	\$1,880.00	CR-057	\$1,230.00
CB-234	\$1,290.00	CR-059	\$2,115.00
CB-254	\$2,290.00	CR-060	\$2,115.00
CB-272	\$2,415.00	CR-061	\$1,230.00
CB-307	\$1,230.00	CR-068	\$2,215.00
CB-325	\$100.00	CR-084	\$2,215.00
CN-018	\$100.00	CR-086	\$2,215.00
CN-081	\$1,768.00	CR-087	\$1,230.00
CN-083	\$850.00	CR-092	\$2,315.00
CR-012	\$2,315.00	GL-046	\$1,330.00

Total: \$40,648.00  
(24 properties)

Respectfully submitted;

Bruce Arnold / Finance Committee Chairman

# Maintenance / Infrastructure Report

## August 2016 Board Meeting

Chairman: Ken Brown

Park Liaison: Joe Bonham  
Staff Supervisor: Tonya Glasgow

Committee Members: Dewayne Denwalt  
JW Mann  
Curtis Oshel  
David Ponder

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The renovations made at our Family Center are wonderful and exciting and ongoing at this time. We are so appreciative of our property owners, Board members, and EVERYONE who have volunteered their time and hard work to make the Family Center a place that we can all enjoy.

When dumping household trash; please put in the containers that are provided. No large appliances, refrigerators, window units, no tree limbs of any kind, no metal or steel objects are allowed in any of the dumpsters including the roll offs. Jerry in maintenance has a designated area for the appliances and metal objects along with aluminum cans. It is the responsibility of each property owner to discard these items; NOT the Cedar Blue staff. All tree limbs and branches must be hauled to the limb yard or burned. There is no location on Cedar Blue property to discard tree limbs and branches at this time. The limb yard is open on Friday and is located off of Highway 177.

A REMINDER to all PROPERTY OWNERS: Our staff is always willing to help out when there is water or a sewer issue at your property. REMEMBER 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 repairs. Cedar Blue will do our part and we ask that all property owners do so too.

Jerry, Doug & Bobby have repaired & replaced in ground water valves throughout all areas of the park, a water leak in Cedar Blue & Goose Lake area and sewer backups in Goose Lake & Deer Path areas of the park. Doug Washburn, who is primarily focused on ODEQ projects, has returned to the Park and he also works to support the maintenance crew when needed.

The Infrastructure committee members are bringing together ideas for: renovations to the Family Center restrooms and laundry room. The committee is devising a workable plan for repair and maintenance to the roads as well as the pool.

Our staff does a wonderful job. Please let them know how much we appreciate their hard work and dedication.

**Ken Brown**  
**Committee Chair**

**Tonya Glasgow**  
**Park Manager**

# **Insurance Committee Monthly Report August 2016 Board Meeting**

**Chairman: Ronnie McGee**

**Members: Arvilla Bird  
Tom Elliott**

In March of 2015, (last year), the Insurance committee met to review and discuss our current policies. Quotes were sent to Ronnie from a new carrier for comparison with the carrier Cedar Blue had been using for years. At that time, the committee reviewed and made a recommendation to the Board of Directors to change insurance carriers. Cost savings of approximately \$10,000.00 per year.

This year's insurance renewal paperwork has been received and the paperwork has been signed. Coverage includes: work comp, officers & directors liability, automobile insurance and the commercial package plan for the park. The renewal this year is approximately \$700.00 cheaper than last year. The Work Comp premium went down. Total payout for insurance premiums is \$17,300.00 compared to \$18,000.00 last year.

Thank you to everyone on the committee for all of your contributions. Insurance premiums will renew in July of 2017.

Signed

**Ronnie McGee**

Insurance Chairman

**Cedar Blue Property Owners Association  
ODEQ Committee Monthly Report**

Members: Tom Elliott, Chairman, Bruce Arnold, Ronnie McGee and Ken Brown

**For Months of August 2016**

**1. Past Accomplishments for Fiscal Year**

- a. The fence around the 22 acres across Cedar Blue Road was completed.
- b. The first part of phase VI was completed. This required that 60 areas, identified by the ODEQ, in the park be dug up to measure the distance of the fresh and waste water lines from each other. The digging was completed and all the information on which of these areas needed to be fixed was gathered. A report is being prepared for the ODEQ. Some repairs began on the critical areas.
- c. A pressure sewer line that ran across both private and federal property was relocated onto Cedar Blue property.
- d. The Park's engineer was terminated for poor performance and replaced with a local company out of Ardmore, EST Inc.
- e. The work crews repaired and rerouted piping, and made steel covers for or rebuilt multiple lift stations around the Park.
- f. The two small lagoons have been completed and the test results passed.
- g. Tom Elliott met with the ODEQ regarding Phase VI and this went well. The official report on Phase VI has been completed and submitted for review.
- h. The large lagoon has been rebuilt.
- i. The 3-phase electric service has been installed at the lagoons.
- j. The fencing around the lagoons has been completed.
- k. The soil tests for the large lagoon have been completed and were good. These reports have been submitted to the ODEQ.
- l. The manhole for the irrigation pump as well as the irrigation pump and outflow meter have been installed.
- m. The rotten building around Lift Station #1 has been removed.
- n. New pumps for lift station #1 were installed.
- o. The lift stations that have been upgraded:
  - i. Two wet wells were installed in the lift station behind CN-005/006.
  - ii. Two wet wells were installed in the lift station by Goose Lake Pavilion.
  - iii. The lift station by Goose Lake already had an additional wet well so no additional wet wells were installed.
  - iv. The two lift stations that were by CB-075/076 were not able to be combined into one due to the elevation. They have been upgraded as required and all the lines above ground were buried.

**2. Accomplishments for Last Month**

- a. The lift stations are being upgraded and the following work has been completed:
  - i. Two lift stations in the Cedar Ridge area have been completed. One was completely relocated from a private lot to the green belt and the other has had two wet wells added. A third wet well will be added in the next few days.

**3. Future Activities**

- a. A steel cover to cover the pit and pumps at Lift Station #1 will be built and installed as well.
- b. The ODEQ has reviewed all the documents Tom gave them about easements in our Covenants and Bylaws and they have agreed they do not need signed easements from all the owners. When the entire project is signed off on, the 100+ easements that were received and filed will then be released.
- c. The pumps, controls and wet wells on all the lift stations need to be upgraded.
- d. Cleanouts need to be added and some repairs completed on existing fresh and waste water lines.

Tom Elliott  
ODEQ Committee Chairman

# Park Manager Report

## August 2016

Office Hours:  
Tuesday - Saturday 8:00 am - 5:00 pm  
Closed Sunday & Monday  
Lunch 12:00 pm - 1:00 pm  
Phone: (580)-622-6302  
Email: [parkadmin@cedar-blue.com](mailto:parkadmin@cedar-blue.com)

**\*\*\*Staff are in the office should payments  
be due on a day the office is closed**

REMINDER TO ALL PROPERTY OWNERS: Please mark your property location with the lot numbers so that you can be easily identified.

Assessment & Infrastructure statements will be mailed the second week of September. Final reminder statements will be sent March 2017 for property owners with an outstanding balance.

THANK YOU to our wonderful Entertainment Committee who has provided the snacks of Velveeta cheese dip, BBQ smokies, spinach artichoke dip roll ups and tea for the meeting today.

**THE ANNUAL BOARD MEETING IS SUNDAY, SEPTEMBER 4<sup>TH</sup> AT 1:00PM.  
THERE ARE 4 POSITIONS TO ELECT.**

Three of those positions are 3-year terms for which the candidates are running unopposed. However, there are 3 candidates running for the 1-year term position and your vote to decide the candidate is important. If you have any questions about the ballot process, don't think twice about calling or emailing the office for clarification.

**SHERIFF'S AUCTION COMING UP!** The following lots in Cedar Blue will be sold at auction on Friday, September 16, 2016 @ 10:00am (west door) of the Murray County Courthouse:

CC-056  
CR-027

CN-095  
DP-015

Signed  
*Conya Glasgow*

Please update the office with any address,  
phone or email changes

# Cedar Blue Property Owner Association

Email: [parkadmin@cedar-blue.com](mailto:parkadmin@cedar-blue.com)

## CEDAR BLUE RV PARK PENALTIES/FINES

- Late Payment of Assessments:
  - \$100/due date for annual assessments
  - \$15/due date for infrastructure assessments
  - Gate cards are deactivated on or about April 30<sup>th</sup> if any assessments are still owing until payment is made.
- Mowing - \$100
  - If the property owner is notified their lot needs mowing, it is not mowed by the deadline given and the Park maintenance personnel mow it, the property owner will be charged.
- Lot Cleanup - \$10/day
  - If the property owner is notified their lot needs to be cleaned up and it is not completed by the deadline given, the property owner will be fined daily until the cleanup is completed.
- Intentionally Vandalizing Park Property
  - 1<sup>st</sup> Offense \$200 and cost of repairs
  - 2<sup>nd</sup> Offense \$400 and cost of repairs
  - Fines and repair costs must be paid within 30 days or gate cards will be deactivated.
- Golf Cart Penalties – see below
  - Rules:
    - Registered annually
    - Drivers must be licensed drivers
    - The number of riders cannot exceed the number of seats
    - No standing while the cart is in motion
    - Maximum speed is 10 mph
    - No reckless driving
    - No driving across lot owners' property or greenbelts. Carts can only be operated on park roads
  - 1st violation: A fine of \$50. If not paid within 30 days, the gate cards will be deactivated and the fine will be added to the assessments.
  - 2<sup>nd</sup> Violation: A fine of \$100. If not paid within 30 days, the gate cards will be deactivated and the fine will be added to the assessments.
  - 3rd violation: A fine of \$200 and suspension of golf cart privileges for 1 year. If not paid within 30 days, the gate cards will be deactivated and the fine will be added to the assessments. If the fine is paid within the year but the golf cart(s) is/are seen in use within the 1-year suspension time, the gate cards will be deactivated for the duration of the 1-year suspension.
- Dumping Unauthorized Materials in the Dumpsters, Roll-offs or Dumpster area - \$250.00
  - If a property owner and/or their family members and/or guests dump any unauthorized items (tree limbs, tires, batteries, paint, appliances, and any other item that incurs an additional expense from the waste management service) they will be fined.
- Disrupting a Public Meeting - \$500
  - If a property owner and/or their family members and/or guests disrupt a public Cedar Blue meeting they will first be asked to be quiet. If they do not comply, they will then be asked to leave the meeting. If they do not comply, local law enforcement will then be contacted and at that point the property owner will be fined.
- Violation of any swimming pool rules - \$100
- Shooting off Fireworks at places in the Park other than the Ball Park and or at times outside of the recognized July 4<sup>th</sup> weekend in the Park - \$100
  - If a property owner and/or their family members and/or guests are caught setting off fireworks anywhere in the Park other than the ball park at the front of the park, the property owner will be fined.
  - If a property owner and/or their family members and/or guests are caught setting off fireworks outside of the recognized July 4<sup>th</sup> weekend within the Park, the property owner will be fined.