Cedar Blue Property Owners Association
Board Meeting Minutes
August 16, 2025

1. **Present Board Members:** 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:** 37

4. **Call to Order:** The Board Meeting was called to order at 11:00 am by Katht Aebi

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

6. **July 2025 Meeting Minutes were approved in Executive Meeting:**
   A motion to accept the minutes as written by: Lloyd Coppin
   Seconded by: Mike Smith
   Motion approved by 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 their members will be posted on the website.

Finance Committee:

Chair: **Joe Mitchell**
Members: **Brooke Bow, Rachel Gustin, Roy Branch Jackie Ponder**

- Financial Report presented by Joe Mitchel (Report is attached)
- Budget shows to be over $53149.76 for the month. This was due to the annual insurance payment being made.
- Budget is being reviewed at this time in preparation for the annual meeting.
  - Dues are likely to increase due to the rising inflation and needs of the park.

July 2025 financials were approved in the Executive Meeting.
Motion made by: Roy Branch
Seconded by: Lloyd Coppin
The motion passed by the majority.

Maintenance/Infrastructure Committee:

Co-Chairs: **David Ponder,**
Members: **Lloyd Coppin, Mike Smith, Joe Mitchell, Robert Moyer, Jackie Ponder**

Jackie Ponder presented the report (Report attached).

Environmental Committee:

Co-Chairs: **Lloyd Coppin, Roy Branch**
Members: **Rachel Gustin, Mike Smith, Joe Mitchell, Kathy Aebi, Dewayne Denwalt**

10 **Permits Submitted** 4 **Final Inspections**

Report presented by Lloyd Coppin (Report attached)

Reminder, if you have completed your project, you need to call the office for a final inspection to be completed. The Environmental Committee will come around to make the final inspection of your project.

Insurance Committee:

Chair: **Brooke Bow**
Members: **Rachel Gustin, Mike Smith, Jackie Ponder**
No Report

Personnel Committee:

Co-Chairs: **Rachel Gustin**
Members: **Brooke Bow, Kathy Aebi, Roy Branch, Jackie Ponder**
No Report

Covenants and Bylaws Committee:

Chair: **Brooke Bow**
Members: **Mike Smith, Roy Branch, Joe Mitchell, Lloyd Coppin**
No Report

8. **Park Manager Report**:

Jackie Ponder presented the Park Manager Report (report attached)

9. **Entertainment Committee:**

- There will be no Labor Day events due to the committee having prior obligations.
  - If any lot owners want to put a kick ball or volleyball tournament together that would be awesome.
- Fall Festival will be held on October 11th.
  - Events
    - Silent Auction
    - Chilli Cookoff
    - Trick Or Treat
    - Hayride (possibly)
  - Items needed
    - Volunteers
    - Silent auction items
    - Truck/Trailer and hay for the hayride
- Possible Yard sale in late October

10. **Old Business:**

- The Cedar Blue Office is now open Monday-Saturday 8:00am-5:00pm. The office is closed for lunch daily from 12:00pm-1:00pm.

11. **New Business:**

- Effective August 16th Rachel Gustin has stepped down as Cedar Blue Board of Directors President. Due to other obligations, she will not be re-running for the board. Kathy Aebi was nominated and selected to take the role of Cedar Blue Board of Directors President.
- The swimming pool will remain open past Labor Day. September 15th is the day planned to close the pool unless the maintenance team runs out of chemicals.
- The board received a few ideas to improve the pool these items were discussed in today's meeting.
- Please know that all suggestions received throughout the month are discussed in the Board Of directors meeting. These items do not go unnoticed.

- Please refrain from flushing wipes of any type. This wreaks havoc on the lift stations.

12. Property Owner's Comments:

- CeCe Huffington GL-04: Thank you to Lloyd and Jackie for helping her with an issue.
- Clint Saale CC-44: Wanted to state that the roads look good. He wanted to let the board know there is a sign in the bathroom stating not to flush toilet paper, and there were buckets placed to throw away used toilet paper. He suggested bathroom updates to the toilet.
- Shelly Russel CB-304: Discussed an issue that took place at the pool and asked the board to look into "Women Only" and "Men Only" signs for the restrooms.
- Joy Carinder CC-35: Suggest that all lot owners not flush any type of wipes and make sure to use RV safe toilet paper. Joy also thanked the board for all they have done.

13. Adjournment:

A Motion was made to Adjourn by: Lloyd Coppin
Seconded by: Joe Mitchell
Motion passed by the majority.
Board meeting adjourned at: 11:16 am

Cedar Blue Property Owners Association
Finance Committee Monthly Report
Aug 16, 2025

Joe Mitchell, Chairman
Rachel Gustin
Brooke Bow
Jackie Ponder

Additional income/ Money collected: Processing Fee-$75.00 Covenant Violation-$0.00. Excessive Use-1,825.00. Golf Cart Registration-$50.00. Golf Cart Violations-$0.00. Construction permits-$292.00. Construction Penalty-$0.00. Coast to Coast-$1,320.00. Family Center Rental-$200.00. Gate Card Replacement-$200.00. Yearly Gate Card Purchase-$120.00. Mowing penalties-$100.00 Washer/Dryers-$716.30. Air Machine-$0.. Unauthorized Dumping-$0.00. Destruction of Property-$0.00. Water Usage Penalty-$0.00. Misc./Donations-$150.00. Lien/Court Fee-Reimbursement-$0.00. Attorney Fee-Reimbursement-$0.00. Infrastructure Assessment-$0. Notice of Publication (reimb.) $0.00. Property Tax (reimb.) $0.00. Return check charge-$.00. Postage refund-$0.00 Late Fees-$00.00 2015,2016,2017 Assessments-$0. 2018,2019,2020-Assessments-$0.00. 2021,2022 Assessments-$0.00. 2023 Assessments-$0.00. 2024 Assessments-$0.00 2025 Assessments-$0

Review of Financial Report for July 2025.

- **Operating Account & Money Market Account**

For the month of July 2025, the Park received $8,342.51.50 in Ordinary Income. Expenses for the month were $93,899.76.23.
We are over budget for the month of July by $53,149.76

Infrastructure Account

For the month of July 2025, the Infrastructure Account balance is at $66.86. This amount will remain in the account for any emergency repairs or as needed for park Infrastructure.

The total of all Accounts (Operating Account, Money Market Fund, and Infrastructure Fund) is $516,176.40.

Golf Cart Account

For the month of July 2025, the park received $50 in income and $9,135.1,452.23 in expenses leaving a balance of $3,401.40 in the Golf Cart Account.

Accounts with 2017, 2018, 2019, 2020, 2021,2022,2023 and 2024 assessments and late fees not paid:

There are a total of five lots that are Delinquent in 2017, 2018, 2019, 2020, 2021, 2022, 2023, and 2024 dues with fees totaling **$16,864.00**. Gate cards have been deactivated for these lots. (CR-039, CR-90, CN-82, CB-287 ,CB-236)

Liens have been filed against these 5 lots.

Delinquent Accounts:

There are Six (6) properties that are in foreclosure totaling **$70,254.87** and given to the Attorney for processing. The amount owed consists of yearly assessments for 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, & 2024 special assessments, attorney fees, late fees, court filing costs, lien fees, mowing, upkeep fees, and/or fines.

CR-055	**$12,387.73**	**CR-059**	**$12,373.73**	**CR-060**	**$11,724.04**
CR-061	**$10,729.04**	**CR-086**	**$12,078.16**	**CR-087**	**$10,962.17**

Gate cards have been deactivated.

Grand Total owed to Cedar Blue for delinquent accounts and in foreclosure = $87,118.87.

FY25 Operating Expenses					
			Jul-25		
Account Description	Account Number	FY25 Yearly Budget	FY25 Monthly Budget	Expenses	(Over)/Under Budget
Bank Charges	60100	$1,400.00	$ 116.67	$ 114.90	$1.77
Computer/Internet Charges	60210	$1,000.00	$ 83.33	$ 83.00	$0.33
Fuel	60240	$6,500.00	$ 541.67	$ 988.00	($446.33)
Insurance	60260	$47,000.00	$ 3,916.67	$ 41,599.39	($37,682.72)
Legal and Professional Expense	60280	$6,500.00	$ 541.67	$ 600.00	($58.33)
Lien and Deed Fees	60320	$300.00	$ 25.00	$ -	$25.00
Office Expense	60340	$2,000.00	$ 166.67	$ 1,015.20	($848.53)
Postage Expense	60345	$500.00	$ 41.67	$ 191.94	($150.27)
Payroll Expense	60360	$184,000.00	$ 15,333.33	$ 15,628.17	($294.84)
Property Taxes	60380	$1,700.00	$ 141.67	$ -	$141.67
Repairs and Maintenance	60400	$75,000.00	$ 6,250.00	$ 16,651.84	($10,401.84)
Travel Expense	60420	$250.00	$ 20.83	$ -	$20.83
Entertainment Expense	60430	$100.00	$ 8.33	$ -	$8.33
Utilities	60440	$145,000.00	$ 12,083.33	$ 15,109.84	($3,026.51)
Uniform Expense	60550	$4,500.00	$ 375.00	$ 465.25	($90.25)
Training Expense	60555	$250.00	$ 20.83	$ -	$20.83
Federal Taxes	99000	$0.00	$ -	$ -	$0.00
Golf Cart Fund Expense	15250	$13,000.00	$ 1,083.33	$ 1,452.23	($368.90)
Totals		**$ 489,000.00**	**$ 40,750.00**	**$ 93,899.76**	**$ (53,149.76)**

Utilities Breakdown:	Trash:	$4,415.33
	Water:	$6,623.00
	OG&E:	$3,469.28
	Phone:	$321.83
	Propane	$280.40
	total	**$15,109.84**

					Balance
Golf Cart:	**Income**	$50.00	**Expense**	$1,452.23	**$3,401.40**

Infrastructure Account:

Previous Balance:		**$66.86**	**New Balance:**	**$65.86**
	Income:	$0.00		
		$0.00 (interest)		
Survey Expense:	Expense:	$0.00		
Labor/Material		$0.00		
		$66.86		

Respectfully submitted;
Joe Mitchell / Finance Committee Chairman

Maintenance / Infrastructure Report
August 16, 2025

Chair: David Ponder
Park Manager: Jackie Ponder

Committee Members: Lloyd Coppin
Joe Mitchell
Robert Moyers

Jerry, Dalton, Christoper and Jason (AKA Jaybo) have been mowing, weed trimming and cutting limbs in all areas of the park. They have started painting on the new part of the pipe rail fence. Two water leaks were repaired, and they replaced an in-ground water valve in the Cedar North Area, Repaired a sewer issue in the Cedar Creek area and 1 in Cedar North Area. Also, they have completed some maintenance on the lawn mowers.

The Cedar Blue Office has sent out 14 mowing letters and 3 clean up letters this month. The maintenance guys had to mowed and weed trimmed 3 of them that did not mow in an adequate time frame.

The regular dumpsters are for household trash only. A roll-off is provided for your convenience. Please do not dispose of any tree limbs or leaves in dumpsters or roll off. There is no place at Cedar Blue to put them. The limb yard is open on Friday's from 8:00am to 2:30pm. A trailer has been provided in the dumpster area for metal and appliances. Please dump accordingly.

Our Maintenance guys do a great job of keeping our park looking nice!!!

Environmental Committee Report
August 16, 2025

Chair: Lloyd Coppin/Roy Branch
Members: Rachel Gustin
Dewayne Denwalt
Mike Smith
Joe Mitchell
Kathy Aebi

The Environmental Committee reviews permits on the 3rd Saturday of each month. It is preferred and suggested that property owners be present at that time for any further questions about your permit.

Permits for approval:

There are Ten (10) Permits for construction submitted.
4 permits for Final Inspections.

Please post your lot numbers on your property so it can be identified for emergency purposes and for the environmental committee to find your lot if you should have a building permit submitted.

REMINDER: When construction projects are complete, please contact the office for a final inspection.

Signed:

Lloyd Coppin & Roy Branch,

Committee Chair

Park Manager Report
August 16, 2025

Cedar Blue 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
Jackie Ponder-Park Manager
Emily Blackburn-Office Assistant

The Annual Board Meeting is on August 31st, 2025, at 1:00 pm. The ballots box is in the office if you wish to drop them off. There are 3-3-year seats and 1–2-year seat open. Ballots were mailed out to property owners on August 1, 2025. If you have not received yours, please let the office know so we can check your address on file and see that you receive one.

Monthly Board Meetings are held the 3rd Saturday of every month at the Family Center. Our next meeting will be September 20, 2025.

September 1st starts the new fiscal year for Cedar Blue. The 2026 assessment will be mailed out in October. The first half will be due January 31, 2026, and the 2nd half will be due April 30th.

If you have an emergency after hours, call the office 580-622-6302,
At the end of the message is a contact cell phone number to call.
Please leave a message if there is no answer and
I will return your call.

FORGETTING A GATE CARD IS NOT AN EMERGENCY

If you have a non-emergency after hours, you may call the office and leave a message.
Someone will call you back upon returning to the office.

Jackie & Emily