Cedar Blue Property Owners Association
Board Meeting Minutes
June 21, 2025

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

2. **Board Members Absent:**

3. **Property Owners Present:** 51

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

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

6. **May 2025 Meeting Minutes were approved in Executive Meeting:**
   A motion to accept the minutes as written by: Roy Branch
   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)

May 2025 financials were approved in the Executive Meeting.
Motion made by: Lloyd Coppin
Seconded by: Mike Smith
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**

14 **Permits Submitted** 1 **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**

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:**
   - July
     - Friday July 4th
       - Band Conflict of Interest will perform from 8:00pm-11:00pm
     - Saturday July 5th
       - Golf Cart Parade
         - Theme is American Heros
         - Signups 9:15-9:45
       - Food Truck/ Sno Cones/ Lemonade Truck
       - Kids Pool Party 1:00pm-2:00pm
       - Karaoke will start at 8:00 (will stop for fireworks and resume after)

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:** None

12. **Property Owner's Comments:**
    - Bill Daugherty CC-59: Let the board know about a gentleman that crashed outside the park, and walked in, all the way to his porch in the creek. Asked about posting no trespassing signs.
      - An open room discussion took place it is recommended that you call the local sheriff if you have a trespasser, you know is not supposed to be in the park.
    - Misty Holland GL-32:
      - Asked about the drainage from the road at Goose Lake.
        - David addressed the request with Misty.
        - Multiple people began over speaking over one another in the room: questioned the tin horn that is currently in Goose Lake Circle.
          - This has been addressed with the water lines and rock that run underneath the tin horn it is not able to be lowered.
    - David Oddi CB-99: Asked about the repairs to the road, is this still being worked on. Does the board have future plans for the road.
      - Yes, this is an ongoing project.

- Multiple people over speaking one another in the room: started asking about the roads
    - The roads have been an ongoing project for years. David Ponder will have the roads looking good then we get another rain. With 33 inches of rain this year the roads have been very difficult to keep maintained.
    - Multiple materials suggested by owners and different boards have been installed over the years.
- Rita Ham CB-152: Rita stated that the roads have gotten worse with multiple materials being put down. She suggested that going back to gravel would be the best option.
    - Multiple people in the room agreed that going back to gravel seems to be the best and most easily maintained option.
    - Kathy Aebi did remind everyone present that the park was not originally designed for its current use but to only used as a RV park for only a few months of the year.
- Staci Sieber GL-29: Asked about letters and fines for mowing
    - Roy addressed this and explained the steps taking. The lot owner does have 30 days from the date the letter is mailed to mow or clean up the lot.
- Kim Moyers GL-42: Asked about parking around the playground in Goose Lake Circle
    - There is not supposed to be any vehicles parking on green belt areas.

13. Adjournment:

A Motion was made to Adjourn by: Mike Smith
Seconded by: Roy Branch
Motion passed by the majority.
Board meeting adjourned at: 11:45 am

Cedar Blue Property Owners Association
Finance Committee Monthly Report
June 21, 2025

Joe Mitchell, Chairman
Rachel Gustin
Brooke Bow
Jackie Ponder

Additional income/ Money collected: Processing Fee-$100.00 Covenant Violation-$0.00. Excessive Use-13,975.00. Golf Cart Registration-$625.00. Golf Cart Violations-$0.00. Construction permits-$1,160.00. Construction Penalty-$0.00. Coast to Coast-$1055.00. Family Center Rental-$0.00. Gate Card Replacement-$250.00. Yearly Gate Card Purchase-$120.00. Mowing penalties-$0.00 Washer/Dryers-$493.75. Air Machine-$0.13. Unauthorized Dumping-$0.00. Destruction of Property-$0.00. Water Usage Penalty-$0.00. Misc./Donations-$0.00. 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-$0.00. Postage refund-$0.00 Late Fees-$4,875.00 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-$17,051.60

Review of Financial Report for May 2025.

- **Operating Account & Money Market Account**

For the month of May 2025, the Park received $39,648.58 in Ordinary Income. Expenses for the month were $62,990.92.
We are over budget for the month of May by $27,063.82

Infrastructure Account

For the month of May 2025 , the Infrastructure Account balance is at $65.86. 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 $631,127.41.

Golf Cart Account

For the month of May 2025, the park received $1,600 in income and $884.02 in expenses leaving a balance of $15,065.26 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 four (6) lots that are Delinquent in 2017, 2018, 2019, 2020, 2021, 2022, 2023, and 2024 dues with fees totaling **$18,264.00**. Gate cards have been deactivated for these lots. (CR-039, CR-90, CB-58, CN-82, CB-287 ,CB-236)

Liens have been filed against these 6 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 = $88,518.87.

FY25 Operating Expenses					
May-25					
Account Description	Account Number	FY25 Yearly Budget	FY25 Monthly Budget	Expenses	(Over)/Under Budget
Bank Charges	60100	$1,400.00	$ 116.67	$ 149.90	($33.23)
Computer/Internet Charges	60210	$1,000.00	$ 83.33	$ 83.00	$0.33
Fuel	60240	$6,500.00	$ 541.67	$ 794.75	($253.08)
Insurance	60260	$47,000.00	$ 3,916.67	$ -	$3,916.67
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	$ 3,943.98	($3,777.31)
Postage Expense	60345	$500.00	$ 41.67	$ -	$41.67
Payroll Expense	60360	$184,000.00	$ 15,333.33	$ 23,344.54	($8,011.21)
Property Taxes	60380	$1,700.00	$ 141.67	$ -	$141.67
Repairs and Maintenance	60400	$75,000.00	$ 6,250.00	$ 20,724.67	($14,474.67)
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	$ 11,158.33	$925.00
Uniform Expense	60550	$4,500.00	$ 375.00	$ 372.20	$2.80
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	$ 1,819.55	($736.22)
Totals		**$ 489,000.00**	**$ 40,750.00**	**$ 62,990.92**	**$ (22,240.92)**

Utilities Breakdown:

Trash:	$1,839.53
Water:	$6,077.00
OG&E:	$2,918.34
Phone:	$323.46
Propane	$133.25
total	**$11,291.58**

					Balance
Golf Cart:	**Income**	$625.00	**Expense**	$1,819.55	**$13,839.03**

Infrastructure Account:

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

Respectfully submitted;
Joe Mitchell / Finance Committee Chairman

Maintenance / Infrastructure Report
June 21, 2025

Chair: David Ponder
Park Manager: Jackie Ponder

Committee Members: Lloyd Coppin
Joe Mitchell
Robert Moyers

Cedar Blue has had rain, rain and more rain.
Jerry, Christopher, Dalton and Jason have been mowing and weed trimming through out the park as weather permits.
They have repaired two in-ground water valves in Cedar North, one in Cedar Creek and repaired a water leak at Coast to Coast, they have also changed out 2 lift station pumps at lift station #2 and #11 in the Cedar Blue area.

Thank you to our maintenance crew for the work they do to keep Cedar Blue looking nice along with the upkeep that has to be done.

Thank you, David Ponder, for grading roads time after time and keeping them up.

The swimming pool is now open. Hours of operation are 10:00 am to 10:00 pm daily. Please observe pool rules that are posted.

Environmental Committee Report
June 21, 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 Fourteen (14) Building permits for construction submitted.
One (1) permit 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
June 21, 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 Swimming pool is open, and hours of operation are 10:00 am to 10:00 pm daily. Please observe the pool rules that are posted.

The annual board meeting is August 31st, 2025. There are 3-3-year seats and 1–2-year seat open. Resumes will be accepted until Saturday, July 26th, 2025, at 5:00 pm. Mailout of the ballots to property owners will be August 2, 2025.
Please update the office with any changes of address or contact information

All golf carts must be brought to the office with your lot numbers on the front and back to be inspected. This is needed once a year to get your annual stickers.

Thank you, Entertainment Committee, for everything you do for Cedar Blue!

Monthly Board Meetings are held the 3rd Saturday of every month at the Family Center. Our next meeting will be July 19th, 2025

If you should have an emergency after hours, call the office at 580-622-6302,
At the end of the message is a contact cell phone number to call.
If there is no answer, please leave a message and
Someone 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.

Jackie & Emily