

Cedar Blue Property Owners Association

Board Meeting Minutes

March 17, 2018

1. **Board Members Present:** Tom, Elliott, Dewayne Denwalt, Bruce Arnold, Arvilla Bird, Curtis Oshel, David Ponder, Ronnie McGee, Clifford Cops, Jr., Mike Fite and Tonya Glasgow, Park Manager.

2. **Board Members Absent:** None.

3. **Property Owners Present:** 62 property owners were represented today.

4. **Call to Order:** The Board Meeting was called to order at 11:08am by President, Tom Elliott.

5. **Moment of prayer / silence:** Moment of silence observed for the meeting today.

6. **Approval of the meeting minutes for February 2018:**

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

Seconded by: Mike Fite

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: Curtis Oshel

Members: Bruce Arnold, Dewayne Denwalt, Ronnie McGee, David Ponder

Curtis Oshel presented the Environmental report and is attached. There are 7 permits submitted for approval today. All properties must have identifying property location signs and are visible from the roadway.

Finance Committee:

Chair: Bruce Arnold

Members: Arvilla Bird, Tom Elliott, Tonya Glasgow

A motion to approve the February 2018 financials by: Dewayne Denwalt

Seconded: Clifford Cops, Jr.

The motion passed unanimously.

Bruce Arnold presented the financial report for February along with a 6 month budget expense report. The figures for the 6 month review shows that our expenses are under budget \$47,175.39. The financial report is attached. Bruce added that Tonya has renegotiated our Cintas uniform contract; our monthly billing will be less beginning in May saving Cedar Blue \$700.00+ this year. Bruce added that the golf cart income will result in new street signs all over the park coming soon.

Maintenance/Infrastructure Committee:

Chair: Mike Fite

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

Tonya Glasgow presented the Maintenance/Infrastructure report and is attached.

Insurance Committee:

Chair: Clifford Cops, Jr.

Members: Tom Elliott, Ronnie McGee

No report submitted.

Personnel Committee:

Chair: Tom Elliott
Members: Dewayne Denwalt, Bruce Arnold, Arvilla Bird, Tonya Glasgow

Tom Elliott presented the Personnel report and is attached. He added that we have publically advertised the office position opening. No applications were received outside the park so the committee agreed to open the office position for advertisement within the membership of Cedar Blue. Three resumes had been received. We have interviewed all three ladies and will be making a decision within the week. Joe's retirement is effective May 1st.

Covenants and Bylaws Committee:

Chair: Curtis Oshel
Members: Ronnie McGee, Clifford Cops, Jr.

No report submitted.

8. **Park Manager Report:** Tonya Glasgow presented the report and is attached. Tom Elliott expressed a sincere thank you to the Entertainment Committee for the refreshments for the meeting today.
9. **Entertainment Committee:** Cindy Foreman informed everyone about the Easter celebration and the 3rd annual smoke off that will be held on Saturday, March 31, 2018 beginning at 9:00am. The Easter egg hunt begins at 10:00am. There will be a bounce house for the kids. Lunch will be served beginning at 11:00am. The cost is \$6.00 for a pulled pork sandwich, chips, cookie and a drink. The corn hole tournament begins at 2:00pm. There is more information in the newsletter, the website and on the Facebook page. The Easter bunny will be here. Volunteers are always appreciated. Donations are accepted of prizes, candy and candy filled eggs. Donations can be dropped off at the office anytime or at the Family Center on Friday, March 30th beginning at 7:00pm. Biscuits & Gravy fund raiser @ 9:00am before the April 21st board meeting.
10. **Old Business:**

A: **Roll off dumpsters:** Tom let everyone know that the Board has made the decision that these dumpsters **WILL NOT** be coming back into Cedar Blue. The determining factor is due to individuals bringing into Cedar Blue personal items from their residence and throwing away in those dumpsters, (those personal items that are not allowed in the trash bins at their homes). Cedar Blue is not a dumping station for items to be brought in from your personal residence. Contractors hired by property owners discarding their building materials. Property owners are responsible for the disposal of construction materials off-site. The expense has increased to \$1500.00 per month for those dumpsters. Cameras are set up and in place at the dumpster area. **Fines state: \$250.00 for unauthorized garbage dumping.** Our office will begin sending out fines for anyone who discards unauthorized garbage to include building material, couches, other furniture, mattress and bedding, etc.

There is a landfill between Sulphur and Dickson called Southern Oklahoma Regional Disposal, (SORD). Their address is 31 Sord Drive, Ardmore, OK. The contact phone number is 800-680-7673. This landfill is open Monday – Friday 8-5 and Saturday 8-12 noon. No tree limbs allowed. Cost for disposal is per ton.

Another location is in Sulphur at the Sulphur Municipal Authority, Fridays only: 8-2. Hours are subject to change. Call first. Their address to purchase the permit is 600 W. Broadway Avenue, Sulphur OK. The contact number is 580-622-2298. The instruction for dumping bigger items is to purchase a permit by the truck load for \$10.00 or the trailer load of \$20.00, (subject to size of the trailer). The permit is purchased first and the ticket is taken to the city barn to dump the bigger trash items. No tree limbs allowed.

The Sulphur limb yard is open Fridays only from 8-2:30. You are allowed to take tree limbs there and dump free of charge. On Hwy 177 from Cedar Blue heading north to Sulphur the turn is about 2.1 miles. As you come down the hill going into Sulphur where the speed limit changes to 45 mph just before the right turn to the Veterans Center; there is a left turn onto a gravel road that angles sharply back to the southwest. Follow the road and it will take you to the limb yard. Be sure and call first at 580-622-2298 to make sure the yard will be open. Only tree limbs and brush. No trash is allowed.

11. **New Business:**

A: **The building the church was in:** The Board has discussed in great length for several weeks the best use of the location. Because of the current condition of the existing park office, the Board has decided to do some remodeling and move the office to that property. The open door policy will remain so that owners and visitors can come and go. There are changes coming for the new office with announcements coming soon. You will see things happening. The current office was a pavilion several years ago and was built as a ground level structure which floods when it rains. The bottom exterior of the building has rotted off. We are going in the direction of the old office becoming a pavilion again with a Wi-Fi hotspot and a public unisex bathroom. We will look at cost and liability.

B: Abuse of Water Usage Penalty/Fine: This includes watering of roadways, canopies and roofs. The property owner will receive a statement and a dated picture of the violation. This is \$250 / incident. The Board has talked about this for at least a year now. Fines will be sent and addressed effective immediately.

12. Property Owner's Comments:

CB-162: David Stewart commented about the water use and the why this expense in the colder months should be less. Maybe some owners are not turning off their valves. What is the park's procedure for taking care of? We have always been advised to leave the water on to drip so the pipes will not freeze. Tom commented that our staff walks the park in the off season. When the weather turns cold any valve that is left on at a property they will turn off. We have identified several properties where this has occurred.

CC-90: Sharon Ham asked about property location markers. Can Cedar Blue make this mandatory for everyone to mark their property with a sign that is consistently the same and displayed? Tom said the easy answer is yes. We would like that owners are creative in their signage. All we ask is that the property is clearly marked with the identifying location number. It is a requirement in the Covenants and the Environmental rules. Cindy Foreman reminded everyone that the Entertainment Committee has an ongoing fund raiser (to help in this) for metal lot location signs. Cost is \$40. Please contact any of the committee members or stop in at the Park office. The sign is there on display with order forms.

CB-122 & CB-123: Don Warlick: He asked about watering plants, flowers and shrubs at your property. Will the water abuse penalty apply to that? Tom commented that the penalty is not addressing that. Hand watering is allowed without abusing it. If you have sprinklers on timers constantly watering your yard or if you have a garden, etc. you will know because someone will have had or will have a conversation with you. Tonya has visited with those owners and she does collect donations from property owners who do just that. They pay more for the water they are using. She monitors overwatering. Tom added that watering the roadway will be our biggest challenge. Don commented that Goose Lake and the Duck pond look amazing. He also added that he had a situation at the gate last evening when someone tailgated him and gained entry into the park. What do you do if this happens? Tom explained that once that occurs that you become more aware of the surroundings when you come in and out of the park. It is whatever you are comfortable with. What will happen is once they get inside they cannot get out.

CB-48: Robbie Cummings. He asked about the boat storage possibility; was this still on the table as a future project for Cedar Blue? Tom commented that we would love to see that happen, but it is not cost effective from a business stand point. The cost to build it vs the time line for payoff to recoup the money spent is not a good business decision on behalf of Cedar Blue.

CC-097: Don Emberlin-Lamorte let everyone know about a Poker Run that is scheduled for Saturday, April 14th. This is being held to help raise funds for one of our own who has been diagnosed with cancer. The proceeds will help supplement her struggle with large medical expenses. **This is not a Park or Entertainment Committee sponsored event.** You must be 21 years of age to participate. If being a part of the Poker Run is not your thing, donations will also be accepted at the Cedar Blue office for this event. More information will follow. Cedar Blue is a family and we want to take care of our family. We hope that you can attend.

13. Adjournment:

A motion to adjourn was made by: David Ponder
Seconded by: Clifford Cops, Jr.
Motion carried unanimously.
Board meeting adjourned at: 11:58am