Cedar Blue Property Owners Association
Board Meeting Minutes
March 19, 2022

1. **Board Members Present:** Roy Branch, Phillip Seiber, Bruce Arnold, Connie Streater, David Ponder, Don Emberlin-LaMorte, Mike Fite, Rita Ham, Brooke Bow, Jackie Ponder, Park Manager.

2. **Board Members Absent:** none

3. **Property Owners Present:** 33

4. **Call to Order:** The Board Meeting was called to order at 11:03 by the President, Roy Branch

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

6. **February 2022 Meeting Minutes were approved in Executive Meeting:**
   A motion to accept the minutes as written by: Rita Ham
   Seconded by: Phillip Seiber
   The motion passed 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 its members will be posted on the website.

   Environmental Committee:
   Co-Chairs: Roy Branch and Rita Ham
   Members: Mike Fite, Don Emberlin-LaMorte, Brooke Bow, Dewayne Denwalt
   There are 7 permits submitted. 4 final inspections
   Report is attached.
   Roy Branch and Rita Ham will be co-chairing the Environmental Committee.

   Finance Committee:
   Chair: Bruce Arnold
   Members: Connie Streater, Don Emberlin-LaMorte, Jackie Ponder, Roy Branch
   Financial Report Presented by Bruce Arnold.
   Report is attached.
   The February 2022 financials were approved in Executive Meeting.
   Motion made by: Phillip Seiber
   Seconded: Brooke Bow
   The motion passed by majority.

   Maintenance/Infrastructure Committee:
   Chair: David Ponder
   Members: Phillip Seiber, Mike Fite, Rita Ham
   Jackie Ponder presented the Maintenance/Infrastructure report.
   Report is attached.
   David has found some options for the roads and will be trying to get some in to try soon. The road money will come out of the Golf cart fund.

Insurance Committee:

Chair: Don Emberlin-LaMorte
Members: Connie Streater, Brooke Bow, Jackie Ponder

Insurance has been removed from the red truck.

Personnel Committee:

Chair: Bruce Arnold
Members: Roy Branch, Connie Streater, Jackie Ponder, Phillip Seiber

No Report submitted.
Ronda Aebi resigned from her cleaning job. We are now looking for someone to take her place. We are also looking for a 3rd maintenance worker.

Covenants and Bylaws Committee:

Chair: Brooke Bow
Members: Roy Branch, Don Emberlin LaMorte, Rita Ham.

No report submitted.

8. **Park Manager Report**:
Jackie Ponder presented the Park Manager Report.
Report is attached.

9. **Entertainment Committee**:
Lisa has posted Events on the Cedar Blue Entertainment Facebook page for 2022. Lots of exciting things coming so mark your calendars. Easter event will be on April 16th. Lisa will need volunteers to help with kids' activities. She is asking for donations of filled easter eggs and prizes such as bikes, scooters, gift cards, etc. for each age group. We are also doing an Easter Basket Silent Auction. We need baskets for adults and children. Watch for more information on the Facebook Pages or message Lisa. Any prizes can be dropped off at the office.

We have Cedar Blue t-shirts available at the office. Starting at $20. We also have lanyards, shot glasses, sunglasses, can coozies and visors.

10. **Old Business:** Sharon talked about the concrete slab and RV cover that is coming in. The park is covering the cost of the slab and the past Entertainment Committee will be paying for the RV cover with money raised throughout the year. This will allow a better place to have activities such as cornhole, bands, poker runs and other outdoor activities. During the time Sharon was head of the Entertainment Committed some of the things the money was used for was mulch for the playgrounds, new slide at the playground, bands on holidays, DJ's, prizes for activities, etc.

Bruce updated what he has learned on the ATT tower. There is going to be fiber ran in from Sulphur, we're hoping for June but as of now there isn't a completion date.

11. **New Business**:
We have hired a new Lawyer and he has been working on our property that is delinquent that will be going to Sheriff Sale. As soon as we have a date for the sale, we will announce it in the park.
We have purchased a new Maintenance truck. We are having a silent bid on the red truck. The minimum bid of $1,000, you can pick up your bid sheets at the office. Bidding ends on April 15th at 5:00pm.
The next public Board meeting is April 16th at 11:00 am.
The Cedar Blue office is open Tuesday-Saturday 8am-5pm, closing for lunch from 12-1pm.

12. **Property Owner's Comments:**
GL-38- Wade Bow- Sharon did a great job with the Entertainment Committee, let's keep it going.
CC-44- Clint Saale- Was wanting to find out if something could be done with the ponds such as cleaning the ponds, aeration, stocking. He suggested a volunteer day to clean around the pond.
GL-40-41- Sharon Howard- When they had the fishing tournament for kids, they had the Wildlife Department in. She asked about stocking the pond and was told you have to be careful when you stock the pond. He said you need to know what is in the pond.

CC-79- Lloyd Coppin said he would donate $200 to the pond effort.
GL-38- Wade Bow- suggested a pond committee to check into what needs done. He suggested Clint head the committee and Clint said he would look into it. Roy asked Clint to come up with a plan and get with Jackie for a meeting with the Board before the next meeting.
CN-10-11- Ryan Shaw- Willing to pay $500 for the loads of gravel in front of his lots.
CN-76- Julie Green- Asked about decisions made for the disc golf. In December the Board of Directors discussed the Disc Golf Proposal and after much discussion we had a motion and second that passed by majority to not move forward with Disc Golf.
CB-322- Myra Rennie ask why Goose Lake wouldn't work. We would have to remove trees and put in bridges which wouldn't make it cost effective.
CB-122-Don Warlick- Asked about delinquent accounts. How much is park money? The majority of it is past dues, late charges, legal fees and property tax on some of the lots. Our new Attorney has done more than the past three, so we're hopeful things are moving forward. When the lots come to the Sheriff Sale we will be advertising it around Cedar Blue.

13. <u>Adjournment:</u>

A motion to adjourn was made by: Brooke Bow
Seconded by: Don Emberlin-LaMorte
Motion passed by majority.
Board meeting adjourned at: 12:11

Environmental Committee Report
March 19, 2022

Co-Chairs: Roy Branch
& Rita Ham

Members:
Mike Fite
Dewayne Denwalt
Don Emberlin-LaMorte
Brooke Bow

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Permits for approval:

There are nine permits for construction submitted.
Three permits for Final Inspections.

If anyone has a permit project completed, please contact the office for a final inspection.

Signed:

Mike Fite, Committee Chair

Cedar Blue Property Owners Association
Finance Committee Monthly Report
February 2022

Bruce Arnold, Chairman
Roy Branch
Connie Cook-Streater
Jackie Ponder

Additional income/ Money collected: Processing Fee-$25.00 Covenant Violation-$0.00. Excessive Use-$450.00. Golf Cart Registration-$150.00. Golf Cart Violations-$0.00. Construction permits-$300.00. Construction Penalty-$0.00. Coast to Coast-$90.00. Late Fees-$600.00. Family Center Rental-$0.00. Gate Card Replacement-$75.00. Yearly Gate Card Purchase-$360.00. Mowing penalties-$0.00. Washer/Dryers-$432.00. Air Machine-$4.75. Unauthorized Dumping-$0.00. Destruction of Property-$0.00. Misc./Donations-$0.00. 2020 Assessments-$0.00.2021 Assessments-$0.00. Return check charge-$104.00. Postage refund-$0.00.

Review of Financial Report for February 2022.

- **Operating Account & Money Market Account**
  For the month of February 2022, the Park received $11,223.58 in Ordinary Income. Expenses for the month of February 2022 were $32,710.92.
  We are under budget for the month of February by $5,205.75.

  Infrastructure Account
  For the month of February 2022 received $0.00. There was $0.00 expense. Therefore, the Infrastructure Account balance is $2,337.04. This amount will remain in the account for any emergency repairs or as needed for park Infrastructure.

Total of all Accounts (Operating Account, Money Market Fund, and Infrastructure Fund) is $592,382.36.

Golf Cart Account
For the month of February 2022, the park received $150.00 in income and $0.00 in expenses leaving a balance of $31,703.41 in the Golf Cart Account.

Accounts with 2017, 2018, 2019, 2020, 2021 and 2022 assessments and late fees not paid:
There are a total of three (3) lots that are Delinquent in 2017, 2018, 2019, 2020, 2021, and 2022 dues with fees totaling $9,366.50. Gate cards have been deactivated for all these lots.

Delinquent Accounts:
There are Nine (9) properties that are in foreclosure totaling $86,200.53 and given to the Attorney for processing. The amount owed consist of yearly assessments for 2015, 2016, 2017, 2018, 2019, 2020, 2021 & 2022, special assessments, attorney fees, late fees, court filling costs, lien fees, mowing, upkeep fees, and/or fines.

CB-135	**$11,414.82**	**CB-272**	**$11,566.91**	**CR-012**	**$13,237.51**
CR-055	**$8,809.00**	**CR-059**	**$8,795.00**	**CR-060**	**$8,445.00**
CR-061	**$7,450.00**	**CR-086**	**$8,799.14**	**CR-087**	**$7,683.15**

Gate cards have been deactivated.

Grand Total owed to Cedar Blue for delinquent accounts and in foreclosure = $95,567.03.

FY22 Operating Expenses					
Feb-22					
Account Description	Account Number	FY22 Yearly Budget	FY22 Monthly Budget	Expenses	(Over)/Under Budget
Bank Charges	60100	$1,300.00	$ 108.33	$ 101.82	$6.51
Computer/Internet Charges	60210	$1,000.00	$ 83.33	$ -	$83.33
Fuel	60240	$6,000.00	$ 500.00	$ -	$500.00
Insurance	60260	$35,000.00	$ 2,916.67	$ 491.00	2,425.67
Legal and Professional Expense	60280	$11,000.00	$ 916.67	$ 600.00	$316.67
Lien and Deed Fees	60320	$500.00	$ 41.67	$ 1,479.00	($1,437.33)
Office Expense	60340	$3,000.00	$ 250.00	$ 75.06	$174.94
Postage Expense	60345	$1,000.00	$ 83.33	$ -	$83.33
Payroll Expense	60360	$185,000.00	$ 15,416.67	$ 12,454.01	$2,962.66
Property Taxes	60380	$2,000.00	$ 166.67	$ -	$166.67
Repairs and Maintenance	60400	$85,700.00	$ 7,141.67	$ 6,518.43	$623.24
Travel Expense	60420	$500.00	$ 41.67	$ -	$41.67
Entertainment Expense	60430	$1,000.00	$ 83.33	$ 52.04	$31.29
Utilities	60440	$105,000.00	$ 8,750.00	$ 10,655.20	($1,905.20)
Uniform Expense	60550	$3,500.00	$ 291.67	$ 284.36	$7.31
Training Expense	60555	$500.00	$ 41.67	$ -	$41.67
Federal Taxes	99000	$0.00	$ -	$ -	$0.00
Golf Cart Fund Expense	15250	$13,000.00	$ 1,083.33	$ -	$1,083.33
Totals		$ 455,000.00	$ 37,916.67	$ 32,710.92	$5,205.75

Utilities Breakdown:		
	Trash:	$1,532.94
	Water:	$5,906.00
	OG&E:	$2,382.27
	Phone:	$454.39
	Propane	$379.60
	total	$10,655.20

Previous Month Utilities: Trash-$1,532.94/Water-$4,443.50/OG&E-$1,980.94/Phone-$549.28/Propane-$0.00
(Total this month vs last = -+$2,148.54)
***OG&E price increase from ice storm.

Overages: Legal fees-retainer for new lawyer and filing fees. OG&E charge for last winters ice storm.

					Balance
Golf Cart:	**Income**	$150.00	**Expense**	$0.00	**$31,703.41**

Infrastructure Account:

Previous Balance:		**$2,337.04**	**New Balance:**	**$2,337.04**
	Income:	$0.00		
		$0.00	(interest)	
Survey Expense:	Expense:	$0.00		
Labor/Material		$0.00	Welding of fence.	
		$0.00		

Respectfully submitted;

Bruce Arnold / Finance Committee Chairman

Maintenance / Infrastructure Report
March 19, 2022

Chairman: David Ponder
Staff Supervisor: Jackie Ponder

Committee Members: Mike Fite
Phillip Seiber
Rita Ham

Christopher has completed his waste water class and passed the test for his certificate. He completed the fresh water class and will be taking the test April 1st 2022.

The maintenance staff has repaired and changed several inground water valves in the CB area and in Cedar Creek.

Please remember when you leave the park to turn your in-ground valve off.

Jerry, Christopher and Jaybo have replaced some boards on the dock at the Duck Pond and built a hand rail to go around it.

The Cedar Blue Maintenance personnel does a great job. Please let them know how much we appreciate their dedication and hard work.
Thank You!

Committee Chair	Park Manager
David Ponder	Jackie Ponder

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.

Containers are provided for household trash ONLY. This does not include tree branches or limbs. The limb yard is open on Fridays from 8:00 am – 2:30 pm 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 Sulphur Municipal Authority has extended their hours of operation for their landfill and will be open the 2nd Saturday of every Month 8:00-2:30 and every Friday 8:00 to 2:30. Truck load for $10.00, trailer load for $20.00 (subject to size of trailer), load of shingles-$40.00. The permit is purchased first and the ticket is taken to the city barn to dump the bigger trash items. Permits for Saturday need to be purchased by Friday.

If for some reason a property has no water or sewer hooked up to it; the maintenance staff will provide to the property but only from the main line. At any time, should owners want water/sewer lines ran to their travel trailer or another location on the property it is the owner's responsibility. Cedar Blue doesn't run those lines.

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.

Park Manager Report
March 19, 2022

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

Public Board Meetings have resumed for the season. The Meetings are on the 3rd Saturday of each month at 11:00 a.m. at the Family Center.

The final due date for the 2022 assessments/golf carts are due in the office Saturday April 30, 2022 at 5:00 pm. A late penalty of $100.00 will apply when paying after due date. Gate cards will be deactivated for any properties that still owe assessments . No partial payments are accepted once the final due date has passed. The office cannot take cash for payments. Statements have been mailed out for all property owners who have an unpaid balance. If you have a address change please contact the office.

Murray County Emergency Management has received some grants for a Storm Siren to be installed at Five Lakes, The Siren should benefit Cedar Blue and people on the lake as well.

JACKIE AND JANNETTE

AFTER HOURS EMERGENCY

Please call the office at (580)-622-6302 should an emergency situation occur. At the end of the message is a contact number to call. Leave a message and someone will call you back.

AFTER HOURS NON-EMERGENCY

Please call the office at (580)-622-6302 and leave a message. Someone will call you back upon returning to the office.

FORGETTING A GATE CARD IS NOT AN EMERGENCY