Cedar Blue Property Owners Association
Board Meeting Minutes
November 15, 2025

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

2. **Board Members Absent:** Connie Streater

3. **Property Owners Present:** 9

4. **Call to Order:** The Board Meeting was called to order at 9:00am by Kathy Aebi

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

6. **October 2025 Meeting Minutes were approved in Executive Meeting:**
   A motion to accept the minutes as written by: Lloyd Coppin
   Seconded by: Ronnie McGee
   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, Connie Streater, Mike Smith, David Ponder, Jackie Ponder**

- Financial Report presented by Joe Mitchell (Report is attached)

October 2025 financials were approved in the Executive Meeting.
Motion made by: Lloyd Coppin
Seconded by: Ronnie McGee
The motion passed by the majority.

Maintenance/Infrastructure Committee:

Co-Chairs: **David Ponder, Ronnie McGee**
Members: **Lloyd Coppin, Kathy Aebi, Robert Moyer, Jackie Ponder**

Jackie Ponder presented the report (Report attached)

Environmental Committee:

Co-Chairs: **Lloyd Coppin, Roy Branch**
Members: **Robert Moyers, Kathy Aebi, Ronnie McGee, Mike Smith, Connie Streater, Dewayne Denwalt**

7 **New Permits** 93 **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: **Joe Mitchell, Mike Smith, Jackie Ponder**
No Report

Personnel Committee:

Co-Chairs: **Kathy Aebi, Brooke Bow**
Members: **Connie Streater, Robert Moyers, Jackie Ponder**
No Report

Covenants and Bylaws Committee:

Chair: **Brooke Bow**
Members: **Mike Smith, Ronnie McGee, Lloyd Coppin, David Ponder**
No Report

8. **Park Manager Report**:
Jackie Ponder presented the Park Manager Report (report attached)

9. **Entertainment Committee: No Report**

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:**
- The Cedar Blue office will be closed Wednesday, November 26th and Thursday November 27th for the Thanksgiving holiday. Office hours will resume on Friday November 28th.
- Cedar Blue Assessment for 2026:
    - Assessment statements for 2026 were mailed October 31st. If you haven't received your statement, please check with the office.
    - The assessments for 2026 are $750.00 per property, plus the $25.00 yearly golf cart fee for each golf cart, regardless of the operational status.
    - The first half of the assessments will be due by Saturday, January 31, 2026, at 5:00pm. The second half and all golf cart fees will be due by Thursday, April 30, 2026, at 5:00pm.
- The next public meeting will be March 21, 2026.
- Projects completed:
    - New office porch
    - Flow Meter replaced at the sewer lagoons
- Upcoming projects:
    - Make over to the pool house bathrooms

12. **Property Owner's Comments:** None

13. **Adjournment:**
A Motion was made to Adjourn by: Joe Mitchell
Seconded by: Lloyd Coppin
Motion passed by the majority.
Board meeting adjourned at: 11:19 am

Cedar Blue Property Owners Association
Finance Committee Monthly Report
Nov 15th, 2025

Joe Mitchell, Chairman
Rachel Gustin
Brooke Bow
Jackie Ponder

Additional income/ Money collected: Processing Fee-$25.00 Covenant Violation-$0.00. Excessive Use-$950. Golf Cart Registration-$200.00. Golf Cart Violations-$0.00. Construction permits-$50.00. Construction Penalty-$0.00. Coast to Coast-$400.00. Family Center Rental- -$200.00. Gate Card Replacement-$200.00. Yearly Gate Card Purchase-$120.00. Mowing penalties-$0.00 Washer/Dryers-$560.42. Air Machine-$0.. 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.) $0.00. Return check charge-$.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-$0.00 2026 – $6340.00

Review of Financial Report for October 2025.

- **Operating Account & Money Market Account**
  For the month of Oct 2025, the Park received $9899.89 in Ordinary Income. Expenses for the month were $46942.44
  We are Over budget for the month of Oct by $13,813.17

Infrastructure Account
For the month of Oct 2025, the Infrastructure Account balance is at $67.86. 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 $414,040.41

Golf Cart Account
For the month of Oct 2025, the park received $200 in income and $0in expenses leaving a balance of -$9,607.10 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 **$18,389.00**. Gate cards have been deactivated for these lots. (CR-039, CR-90, CN-82, CB-287)

Liens have been filed against these 4 lots.

Delinquent Accounts:
There are Six (6) properties that are in foreclosure totaling **$75,254.87** 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 = $93,643.87.

FY26 Operating Expenses					
		Oct-25			
Account Description	Account Number	FY26 Yearly Budget	FY26 Monthly Budget	Expenses	(Over)/Under Budget
Bank Charges	60100	$ 1,553.20	$ 66.95	$ 154.90	($87.95)
Computer/Internet Charges	60210	$ 1,032.00	$ 86.00	$ 83.00	$3.00
Fuel	60240	$ 5,710.81	$ 843.53	$ 782.25	$61.28
Insurance	60260	$ 49,440.00		$ (132.00)	$132.00
Legal and Professional Expense	60280	$ 8,100.00	$ 675.00	$ 1,050.00	($375.00)
Lien and Deed Fees	60320	$ 176.00		$ -	$0.00
Office Expense	60340	$ 3,600.00	$ 300.00	$ 257.76	$42.24
Postage Expense	60345	$ 436.97	$ 146.95	$ -	$146.95
Payroll Expense	60360	$ 193,372.13	$ 11,913.83	$ 22,394.28	($10,480.46)
Property Taxes	60380	$ -		$ -	$0.00
Repairs and Maintenance	60400	$ 104,400.00	$ 5,700.00	$ 8,627.51	($2,927.51)
Travel Expense	60420	$ -		$ -	$0.00
Entertainment Expense	60430	$ 1,026.26		$ -	$0.00
Utilities	60440	$ 157,257.16	$ 13,024.82	$ 13,352.58	($327.76)
Uniform Expense	60550	$ 4,508.76	$ 372.20	$ 372.16	$0.04
Training Expense	60555	$ -		$ -	$0.00
Federal Taxes	99000	$ -		$ -	$0.00
Golf Cart Fund Expense	15250	$ 11,389.39		$ -	$0.00
Totals		**$ 542,002.67**	**$ 33,129.27**	**$ 46,942.44**	**$ (13,813.17)**

Utilities Breakdown:		
	Trash:	$3,039.63
	Water:	$6,770.00
	OG&E:	$3,263.60
	Phone:	$306.35
	Propane	$0.00
	total	**$13,379.58**

					Balance
Golf Cart:	**Income**	$200.00	**Expense**	$0.00	**-$9,607.10**

Infrastructure Account:

Previous Balance:		**$67.89**	**New Balance:**	**$66.86**
	Income:	$0.00		
		$0.00 (interest)		
Survey Expense:	Expense:	$0.00		
Labor/Material		$0.00		
		$67.86		

Respectfully submitted;
Joe Mitchell / Finance Committee Chairman

Maintenance / Infrastructure Report
November 15, 2025

Chair: David Ponder
Park Manager: Jackie Ponder

Committee Members: Lloyd Coppin
Joe Mitchell
Robert Moyers

Mowing season has concluded for the winter and Dalton has been doing maintenance work on the lawn mowers.

The Cedar Blue Maintenance guys have been trimming trees on Dacoma Drive, also repaired tin horn on road going into Goose Lake Circle.

Dalton has put new led lights up in the pool bathrooms which has helped the lighting tremendously.

They have repaired a sewer issue in the cedar ridge area and one in Cedar Creek as well as repaired four in ground water valves throughout the park.

Jerry, Dalton, and Christopher have been working on the new flow meter for the sewer lagoons to get that in working order for ODEQ standards.

Cedar Blue has purchased a new concrete porch for the main entrance at the office. Thank you to David, Ronnie, Brooke, Robert, and Lloyd for helping with these projects.

Happy Thanksgiving!

Thank you,
Cedar Blue Maintenance

Environmental Committee Report
November 15, 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 (7) permits for Construction submitted also
(3) permits for Final Inspections.
Lloyd and Brooke have finalized 93 permits in November.

For emergency situations and to help the environmental committee locate your property if you have submitted a building permit application, please make sure your lot numbers are clearly posted on your property.

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

Thank you,

Lloyd Coppin & Roy Branch,

Committee Chair

Park Manager Report
November 15, 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 Cedar Blue office will be closed Wednesday, November 26th and Thursday, November 27th for the Thanksgiving Holiday. Office hours resume Friday, November 28th to our regular schedule.

The Cedar Blue Assessments for 2026 are $750.00, with a fee of $25.00 per year for each golf cart, regardless of operational status. Statements were mailed on October 31, 2025. If you have not received yours, please contact the office to update your address that we have on file.

The first half of the assessments will be due Saturday, January 31, 2026, and the 2nd half of the assessments and all golf carts will be due Thursday, April 30th, 2026.

No public Board Meetings will be held between November 2025 through February 2026. However, the Board of Directors will continue with their scheduled Executive Meetings, and permits will be processed afterwards. The next public meeting will be held on March 21, 2026.

For after-hours emergencies, call 580-622-6302. A contact cell number will be provided at the end of the voicemail. If there is no answer, please leave a message; your call will be returned.

For non-emergency situations after office hours, please call and leave a message. You will receive a return call when office staff are available.

FORGETTING A GATE CARD IS NOT AN EMERGENCY

Happy Thanksgiving!

Jackie & Emily