

**Cedar Blue Property Owners Association
Board Meeting Minutes
October 17, 2015**

1. **Board Members Present:** Tom Elliott, Dewayne Denwalt, Bruce Arnold, Maggie Thompson, Curtis Oshel, Gerry Batt, Arvilla Bird, and Ronnie McGee
2. **Board Members Absent:** Ken Brown
3. **Property Owners Present:** The owners of 23 lots were present.
4. **Call to Order-**
The Board Meeting was called to order at 11:07 am by Tom Elliott, President.
5. **Prayer by Cliff Guy, Pastor, Sonshine Community Church**
6. **Approval of the Meeting Minutes for September 19, 2015**
A motion to accept the minutes as written by: Bruce Arnold
Seconded by: Curtis Oshel
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: Dewayne Denwalt
Members: Bruce Arnold, Curtis Oshel, Ronnie McGee

The Committee minutes are attached below. The Committee is going to schedule an open meeting with property owners to update the current environmental rules. The goal is to have an updated set of rules by spring. Tom encouraged the owners to send the Board their ideas. He noted that everything has to be weighed against the Covenants and Bylaws. (Report attached below.)

Finance Committee

Chair: Bruce Arnold
Members: Maggie Thompson, Arvilla Bird, Tom Elliott

Bruce Arnold reviewed the Finance Committee report (attached below).

A motion to approve the September 2015 financials by: Dewayne Denwalt
Seconded by: Gerry Batt
The motion passed unanimously.

Maintenance/Infrastructure Committee

Chair: Ken Brown
Members: Dewayne Denwalt, JW Mann, Curtis Oshel

The Committee report was read by Tonya Glasgow (attached below). Doug Washburn is the man parked in the Class A motorhome at the front of the park. He is doing all the work on Phase VI of the ODEQ project. He will also be helping with the rebuilding of some lift stations, the installation of an irrigation pump, and numerous other repairs with the sewer lines. He is a plumber by trade. Tonya said that Doug has been a great influence on the maintenance staff and he is teaching them various things.

David Ponder saved the land across the road when a fire started from a shorted electric line. He used a brand new back hoe in the fire to pull everything out and put the fire down. He was in that area fencing the 22 acres where the sprinkler fields are located.

Insurance Committee

Chair: Ronnie McGee
Members: Tom Elliott, Arvilla Bird
No Report for September.

ODEQ Committee

Chair: Tom Elliott
Members: Bruce Arnold, Ronnie McGee, Ken Brown

Tom Elliott reviewed the Committee report (attached report). We had 2,200' of high pressure sewer line behind the lagoons that crossed over private and federal property which had to be moved. The new line has been run on Park property but still needs to be hooked up. A lift station will need to be built in DP to work with this.

We had a collapsed sewer line in the park that covered about 400' and this has been repaired.

The two small lagoons have been rebuilt and we are waiting on permeability testing to determine how much, if any, bentonite has to be added. Some plumbing has to be installed in these two ponds and this should happen next week.

There are 2 lift stations near CB-302 and the Park had a survey done in this area to be sure of where things are located and what actually needs to be done. The way the ODEQ drawings are setup and the way things actually are indicate we may be able to save about \$8,000 in just that area alone. He is trying to be mindful of the budget and trying to find things we can cut out, reroute and change and still stay within the permit.

Personnel Committee

Chair: Tom Elliott
Members: Dewayne Denwalt, Bruce Arnold, Maggie Thompson
No report for September.

Covenants and Bylaws Committee

Chair: Curtis Oshel
Members: Ronnie McGee, Maggie Thompson

No report for September. We would like to address some things in the Covenants and Bylaws at some point in the future and want to involve the property owners in this.

8. Park Sr. Office Manager Report

Tonya read the report (attached below).

9. Sonshine Community Church

Still doing maintenance work at the church. Had a good Sunday last week and felt that his message touched some of them. One attendee is going into the ministry in Oklahoma City. See their mid-month news attached below. There is a webpage for the church on the Cedar Blue website. It is under Discover CB.

10. Entertainment Committee (see schedule attached below and on the web)

The Fall Carnival is on October 31st. There is a detailed agenda on the Cedar Blue website. They are still accepting silent auction items, prizes and candy and they can be left at the office anytime or at the Family Center on Friday night and Saturday morning. The funds collected from this event will be used to benefit the park.

There will be several activities some of which are a 50/50 raffle, costume contest, trick or treating with the golf carts, movie (the haunting of Veterans Lake), hayride and a petting zoo (large and small animals). A donation of \$600 helped pay for the petting zoo.

There will be a taco soup dinner from 5:00 – 6:00 pm. Free meal with donations accepted and asking folks to bring desserts.

They will be selling Cedar Blue T-shirts for \$15. The Entertainment Committee can still use volunteers. They have about 25 so far.

11. Old Business-

- a. Group email system update – Maggie Thompson has been successful in creating a group email system for the Park where announcements, etc. can be sent out quickly to property owners. Owners have to subscribe to this and can do so on the front page of the website (www.cedar-blue.com). Scroll down to the picture of the Park office and the sign-up form is to the right. When you sign-up it will send a confirming email to you which you need to verify. **Sign-up sheets will be available at the Fall Festival where raffle tickets are being sold.**
- b. Golf Cart Rules - The Board is still working on this and plans to have a meeting soon to finish these up. Tom assured the owners this has not been dropped but the Board hasn't had the time to meet.
- c. Procedures for mailing and counting votes for elections – A process has been developed and will be reviewed and voted on at the November meeting.
- d. Fire Department – Tom told the owners he wanted to keep everybody informed as to what we are doing and why we do the things we do. As a reminder the Board voted to evict the Cedar Blue Volunteer Fire Department and that they were given 90 days to move out of the park. They are supposed to be out by November 15, 2015. He went on to tell them that there was a wild fire across the road this past week sparked by an electric line. After calling 911 the Sulphur Fire Department and Park Rangers responded quickly. In the meantime, David Ponder and his crew used their heavy equipment to pull the fire down and assist in getting the fire out. Approximately 45 minutes after the Sulphur Fire Department was onsite the Cedar Blue Fire Department responded. He noted that this was a prime example as to why the Board has evicted them. He noted that the Park is not able to depend on them for safety issues. Tom spent a good deal of time with the Sulphur Fire Chief about responding to the Park for calls and he was good to his word. It was also noted that when the 911 call went in both departments were notified at the same time.

12. New Business-

- a. A security camera system has been installed inside and outside at the Family Center and laundry.

13. Property Owner's Comments

Joyce Guy (Sonshine Church) – She asked if the church could install a bell. She noted that it could be used if there is a fire or tornado as different tones can be set for different types of events. Board members told her they didn't have a problem with it. She also noted that the phone number they got for the church isn't working as there is no service inside the building. So they are using their home number which is posted on the website. Gerry Batt told them that since they are with AT&T they should be able to get a piece of equipment (wireless) that they can put in the church that allows them to get their home phone number at that location as well. There is a nominal monthly cost for this.

Vicky Coy (CC-015) - She thanked the Board for all their hard work and the great job they are doing. She knows this is a volunteer job and time consuming.

Curtis Oshel (CC-095) – He asked about the cell phone tower. He was told it was believed that ATT put up a cell tower elsewhere. The Board thinks that another company may be interested in the contract. Curtis Oshel was asked to follow-up on this.

14. Adjournment-

A motion to adjourn was made by: Bruce Arnold

Seconded by: Gerry Batt

Motion carried unanimously.

Board meeting adjourned at: 11:58 pm

Environmental Committee Report October 17, 2015 Board Meeting

Chairman: Dewayne Denwalt

Members: Bruce Arnold
Ronnie McGee
Curtis Oshel

Permits for approval:

There is one (1) building permit submitted for approval when this report was generated.

Signed
Dewayne Denwalt
Environmental Committee Chairman

**Cedar Blue Property Owners Association
Finance Committee Monthly Report
September 2015**

Bruce Arnold, Chairman
Maggie Thompson
Arvilla Bird
Tom Elliott

1. Accomplishments:

a. Reviewed the Financial Reports for September 2015.

1) Operating Account

For the month of September 2015 the Park received \$27,063.20 in Ordinary Income (primarily Annual Assessments). Total Ordinary Income for the FY16 year is \$27,063.20. Expenses for the month of September 2015 were \$24,618.45. The balance in the Operating Account M/E September is \$15,396.15 and the Money Market Account is \$223,170.08 for a total of \$238,566.23. The total balance for last month was \$240,444.82.

Finance Summary: Current M/E September 2015 for FY15

September 2015 Budget to Expenses Performance Summary:

Cum Budget	Cum Expenses	Cum Under/(Over)
\$26,977.44	\$24,618.45	\$2,358.99

Account Description	Account Number	FY16 Yearly Budget	FY16 Cum Total Budget	Total Expenses	(Over)/Under Budget
Bank Charges	60100	\$ 2,204.90	\$ 2,204.90	\$ 191.70	2,013.20
Computer and Internet Charges	60210	\$ 1,500.00	\$ 1,500.00	\$ 24.95	109.15
Fire Department	60220	\$ -	\$ -	\$ -	0.00
Fuel	60240	\$ 8,142.54	\$ 8,142.54	\$ -	8,142.54
Insurance	60260	\$ 18,000.00	\$ 18,000.00	\$ 1,312.03	16,687.97
Interest Expense	60270	\$ -	\$ -	\$ -	0.00
Legal and Professional Expense	60280	\$ 15,900.00	\$ 15,900.00	\$ 500.00	15,400.00
License Expense	60300	\$ 4,150.24	\$ 4,150.24	\$ -	4,150.24
Lien and Deed Fees	60320	\$ 750.00	\$ 750.00	\$ 80.00	670.00
Office Expense	60340	\$ 2,499.28	\$ 2,499.28	\$ 496.06	2,003.22
Postage Expense	60345	\$ 1,292.70	\$ 1,292.70	\$ 355.69	937.01
Payroll Expense	60360	\$ 122,701.32	\$ 122,701.32	\$ 9,571.70	113,129.62
Property Taxes	60380	\$ 2,326.42	\$ 2,326.42	\$ -	2,326.42
Repairs and Maintenance	60400	\$ 57,955.16	\$ 57,955.16	\$ 1,752.92	56,202.24
Travel Expense	60420	\$ 2,000.00	\$ 2,000.00	\$ -	2,000.00
Entertainment Expense	60430	\$ 3,900.00	\$ 3,900.00	\$ -	3,900.00
Utilities	60440	\$ 89,538.73	\$ 89,538.73	\$ 10,004.45	79,534.28
Uniform Expense	60550	\$ 3,000.00	\$ 3,000.00	\$ 328.95	2,671.05
Training Expense	???	\$ 2,000.00	\$ 2,000.00		
Federal Taxes	99000	\$ -	\$ -	\$ -	0.00
Land Payment	16900	\$ 11,370.00	\$ 11,370.00	\$ -	11,370.00
Furniture and Office Equipment	15250	\$ 1,500.00	\$ 1,500.00	\$ -	1,500.00
Totals		\$ 350,731.29	\$ 350,731.29	\$ 24,618.45	326,112.84

Infrastructure Account

For the month of September 2015 the Park received \$14,750.33 in Infrastructure Assessments. The Account paid out \$5,764.62 in expenses. The Infrastructure Account has a balance of \$204,983.47.

Total of all Accounts (Operating Account, Money Market Fund, and Infrastructure Fund) is \$443,549.70.

b. Delinquent Accounts:

Please see below by lot, balances due. The amount owed may consist of yearly assessments, special assessments, late charges or other fees.

Lot #	Amount Owed
The following lots are currently in foreclosure. The amounts owed are from FY14	
CC-056***	\$2,858.62
CN-095***	\$1,898.00
CR-027***	\$3,767.16
DP-015***	\$953.00
GL-041***	\$2,758.47
Total Outstanding	\$12,235.25
The following lots are past-due FY15 assessments, late fees, and/or fines through 10/15	
	\$750.00
CB-201	\$750.00
CB-272	\$985.00
CB-325	\$750.00
CN-024	\$677.50
CN-064	\$933.75
CN-078	\$750.00
CN-081	\$638.00
CR-012	\$1,085.00
CR-026 (fines)	\$360.00
CR-055	\$985.00
CR-056 (fines)	\$1,260.00
CR-059	\$985.00
CR-060	\$985.00
CR-068	\$985.00
CR-084	\$1,085.00
CR-086	\$985.00
CR-092	\$1,085.00
Total Outstanding	\$16,034.25

2. Future Activities

- a. Continue to pursue legal action with regard to the office irregularities.
- b. Start to file liens on properties in arrears for assessments and/or fines from FY15.

Bruce Arnold
Finance Committee Chairman

Maintenance / Infrastructure Report October 17, 2015 Board Meeting

Chairman: Ken Brown

Park Liaison: Joe Bonham
Staff Supervisor: Tonya Glasgow

Committee Members: Dewayne Denwalt
JW Mann
Curtis Oshel

Jerry, Warren, Doug and Bobby have repaired water leaks in Cedar Creek, Cedar North, Cedar Ridge, Deer Path and Cedar Blue areas of the park. Warren sprayed for weeds behind the lagoons and closed off the road so no one would dump trash and unwanted items in that area. Everyone has been hauling tree branches weekly to the limb yard.

Bobby & Warren cut down approximately ten trees at the Volley Ball court area to make clear for new fencing to be installed by Five Point Construction. Bobby cleaned up area again once fence was installed. Bobby & Warren rebuilt a temporary cap for the lift station behind CN-004.

Jerry and Doug have been working many hours identifying water and sewer line locations for Phase VI of the ODEQ project. Jerry and Doug replaced a sewer line that ran from CB-318 to CB-312 (about 400').

Two washers and dryers have been purchased for the laundry room at the Family Center. Jerry, Joe and Tom worked together setting up. Price to wash is \$2.00 per load and \$1.50 to dry. It is nice to have new appliances and we strongly encourage all property owners to take great care when using. Jerry, Doug and Tom worked together installing ballasts and light bulbs at the Family Center. We even have a new ceiling fan in the laundry room. Yea!!

Joe painted the fencing and poles at the entry and exit to the electronic gate. Bobby, Warren, Joe & Jerry have been weed trimming and mowing all over Cedar Blue. Our staff has been doing a fantastic job!! Please let them know how much we appreciate what they do.

With regards to the infrastructure to Cedar Blue, the committee members are putting together ideas for: replacing and repair of the roof and structure of the Family Center, fix up the bathrooms in the pool house, redo the bathrooms and kitchen in the Family Center, repair and maintenance to the roads and painting the Park's water tower.

Ken Brown
Committee Chair

Tonya Glasgow
Staff Supervisor

**Cedar Blue Property Owners Association
ODEQ Committee Monthly Report**

Members: Tom Elliott, Chairman, Bruce Arnold, Ronnie McGee and Ken Brown

For Month of September 2015

1. Accomplishments:

- a. The two small lagoons have been dozed out and construction of the new lagoons is proceeding very well.
- b. Curtis Oshel is working out details with OG&E for new 3-phase power at the lagoons for the irrigation pump.
- c. The fence around the 22 acres across Cedar Blue Road is completed.
- d. The first part of phase VI is completed. This required that 60 areas, identified by the ODEQ, in the park be dug up to measure the distance of the fresh and waste water lines from each other. The digging has been completed and all the information on which of these areas need to be fixed has been gathered. Now a report needs to be prepared for the ODEQ. Some repairs have begun on the critical areas.

2. Future Activities

- a. Tom Elliott will meet with the Park's engineer the week of October 12th to finalize the Phase VI report to ODEQ.
- b. Tom is still waiting on an answer from ODEQ about the status of easements. Over a year ago the property owners were asked to sign easements for this project and not all were willing to sign the document. Easements are covered in the Covenants and Bylaws and therefore, the ODEQ Committee has asked the ODEQ for clarification on the easements set forth in the Covenants and Bylaws versus the easements the owners were asked to sign.
- c. The Committee is optimistic that there will be enough funds in the Infrastructure account to not only complete the lagoon work but to complete all the Phase VI repairs in the next several weeks.

A big welcome to Doug Washburn!! Doug has been working diligently locating water and sewer lines for the phase VI project. A big thank you to David Ponder and his guys for all their hard work on the lagoons and other areas and to Nub Sullivan for the use of his track hoe. Without it Phase VI would not be as far along as it is.

Tom Elliott
ODEQ Committee Chairman

Senior Office Manager Report

October 17, 2015

Office Hours:
Monday - Sunday 8:00 am - 5:00 pm
Lunch 12:00 pm - 1:00 pm
Phone: (580)-622-6302
Email: parkadmin@cedar-blue.com

I have spoken to Phil Hurst regarding the foreclosures. At this time all five of the properties have gone through and completed the process of notification by publication. Anyone who has a claim to bring forth may do so until Friday, October 30, 2015 @ 4:30 pm. A final default judgment will be filed within the first two-three weeks of November 2015. Once the judgment is filed there is a hearing with the judge to grant the default judgment. Next, an appraisal of each property is taken within 30-45 days. Once the appraisal process has occurred, there is a hearing before the judge to grant a date for the foreclosure at the courthouse. Per Mr. Hurst, this process will take us into January - February 2016.

I have spoken to Deputy Ben Flowers of the Murray County Sheriff's department regarding the office thefts. He is trying to arrange a time to interview with the suspect and that individual's attorney. Mr. Flowers hopes to have an update for me next week. After the interview, he will write a report that is then sent to the DA for review.

Please remember the first half of the Infrastructure Fee (\$107.50) is due Monday, November 2, 2015 at 5:00 pm in the office.

Signed
Tonya Glasgow

Sonshine Community Church Mid-Month News

October 17, 2017

We welcome the Fall Festival!

*Even the Arbuckle's
year. Soon the leaves
flowers will quit
dormant for winter.*

*Let's keep our Park
Fellowship!*



*are colorful this time of
will be falling and
blooming as they go*

Alive with the Joy of

1. We are sorry to announce to you that the new phone number for the church had to be cancelled due to the non-ability of receiving good signals. We regret this but you can still reach us @ 580-798-4688. Thanks!

2. Last's week sermon was on "Are You Ready To Cross the Jordan?"

It was expressing how we should not be afraid to ask God what he has planned for our lives. Cliff was surprised when at the age of 56 he thought he had missed God's plan for his life having just been baptized. But when he heard a sermon "What is your place in God's Kingdom" it began a trek for him to find out. Maybe you're there too.

If so, just ask Him. He is ready and willing to tell you. We were happily excited by two ladies who shared with us after the service that it had actually answered a prayer of purpose. God is so good!

As Sunday morning rolls around and if you are here in the Park, come as you are and join the service. We are down to earth people with a Joy for the Savior. Come & be blessed. We are waiting to meet you!

Heavenly Blessings!

Pastor Cliff & Joyce Guy

Cedar Blue Fall Carnival 2015
Details and Guidelines

****All Events are Free unless otherwise noted. The Taco Soup Dinner is by donation, please plan accordingly, only cash or check accepted.

50/50 Raffle:

Saturday 10/31 @ 11:00am to 6:00pm, Family Center

\$1.00 per ticket

Half of the pot goes to the Entertainment Committee and the other Half goes to the winner of the chosen ticket.

7:00pm drawing at Basketball Court, must be present to win.

Raffle Tickets:

Saturday 10/31 @ 11:00am to 6:00pm, Family Center

\$1.00 per ticket or \$10.00 for 15 tickets

Prizes awarded through random draw

7:00pm drawing at Basketball Court, must be present to win.

Silent Auction:

Saturday 10/31 @ 11:00am to 6:00pm, Family Center (Winners can pick up at 6:05pm)

Auction items can either be dropped off Friday night between 7 and 10pm or Saturday morning between 9 and 10:30am. A Minimum will be placed on items of extreme value.

All winning bidders must pay at time of pick-up.

Petting Zoo and Carnival Activities:

Saturday 10/31 @ 11:00am to 1:00pm, Basketball Court

All activities are Free of charge. Popcorn and Cotton Candy will be served.

Scavenger Hunt for Teenagers:

Saturday 10/31 @ 1:00pm to 2:00pm, Basketball Court

Teams of 2-4, at least one Teen needs a camera phone handy.

Prizes awarded to the winning team.

Pumpkin Carving Contest:

Saturday 10/31 @ 2:00pm, Basketball Court

1st, 2nd and 3rd place prizes awarded

Pumpkins must be present at 2pm to be eligible. Winners will be based on creativity, preference will be given to pumpkins that have actually been carved.

Pet Costume Contest:

Saturday 10/31 @ 2:30pm Basketball Court

1st, 2nd and 3rd place prizes awarded

Pets must be present at 2:30 pm to be judged. ***Any pet not on a leash will not be allowed to enter.

Dessert Drop Off:

Saturday 10/31 @ 3:00 to 5:00pm, Family Center

CB residents are asked to drop off desserts for the park to enjoy during dinner.

Taco Soup Dinner:

Saturday 10/31 @ 5:00 to 6:00pm, Family Center

Donations will be accepted for the Taco Soup dinner. All CB residents are invited to join. Nachos will be available for the kids. (Adults can have some as well)

Hot Dog Eating Contest:

Saturday 10/31 @ 6:30pm, Basketball Court

Registration is at 6:00pm, first 10 entrants will be accepted. ****17 and over only event.****

1st place prize awarded to whomever finishes 5 hot dogs first.

Pie Eating Contest:

Saturday 10/31 @ 6:30pm, Basketball Court

Registration is at 6:00pm, first 10 entrants will be accepted. ****17 and over only event.

1st place prize awarded to whomever finishes their pie first.

Costume Contest:

Saturday 10/31 @ 7:30pm, Basketball Court

Categories are: Ages: 0-5 - 1st, 2nd, 3rd place prizes awarded

6-10 - 1st, 2nd, 3rd place prizes awarded

11-15 - 1st, 2nd, 3rd place prizes awarded

16-Adult – 1st, 2nd, 3rd place prizes awarded

Golf Cart Trick-r-Treating:

Saturday 10/31 @ 8:00pm Baseball Field

CB residents are encouraged to line up their decorated golf cart in the designated area at the baseball field. Kids will Trick-r-Treat at each golf cart. **You must provide your own candy and or toy treats

HayRide:

Saturday 10/31 @ 8:30 pm, Family Center

Children will load up in front of Family Center to take a fright filled hayride through the park! **Multiple rides will occur so please be patient. We will do our best to ensure every child wanting a ride is given one.

Music and Dancing will begin after the costume contest and continue until 10:30pm or when the crowd begins to die out.

*****Volunteers for clean up at both areas are greatly appreciated!!!*