Cedar Blue Property Owners Association
Board Meeting Minutes
October 18, 2025

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

2. **Board Members Absent:**

3. **Property Owners Present:** 23

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

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

6. **September 2025 Meeting Minutes were approved in Executive Meeting:**
   A motion to accept the minutes as written by: Lloyd Coppin
   Seconded by: Joe Mitchell
   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)

September 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**

4 **Permits Submitted** 21 **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:**
- Fall Festival October 25th
  - Donations are needed for the silent auction
  - Donations of candy are needed
  - Events
    - Golf Cart Parade
    - Pumkin carving contest
    - Costume contest
    - Trick or Treat at the ball field
    - Golf cart and space at trick or treat will be judged.
    - 50/50 Raffel
    - Silent Auction

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:**
- This is the last public board meeting of the year. The next public meeting will be March 21, 2026.
- If you receive a red tag on your door from OG&E it is recommended you reach out to OG&E for details before hiring anyone to perform work on your lot.

12. **Property Owner's Comments:**
- Brad Jones CN-96: Had a request directed to the Entertainment Committee. There was some confusion on the last poker run there was no money paid out for the highest hand. He would like the committee to be clearer going forward and consider doing them how they had been done before.
  - Entertainment Committee responded this was there first and they felt stating all proceeds would go to the family was clear. They will work to be clearer in the future. Please be patient with them as this is their first year.

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
Oct 18th, 2025

Joe Mitchell, Chairman
Rachel Gustin
Brooke Bow
Jackie Ponder

Additional income/ Money collected: Processing Fee-$50.00 Covenant Violation-$0.00. Excessive Use-$5,010.33. Golf Cart Registration-$925.00. Golf Cart Violations-$0.00. Construction permits-$612.00. Construction Penalty-$0.00. Coast to Coast-$280.00. Family Center Rental- -$25.00. Gate Card Replacement-$240.00. Yearly Gate Card Purchase-$100.00. Mowing penalties-$0.00 Washer/Dryers-$521. 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 – $11,540.67

Review of Financial Report for Sept 2025.

- **Operating Account & Money Market Account**
  For the month of Sept 2025, the Park received $20,647.14 in Ordinary Income. Expenses for the month were $58,217.89
  We are Over budget for the month of Sept by $6,945.89

Infrastructure Account
For the month of Sept 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 $451,894.81

Golf Cart Account
For the month of Sept 2025, the park received $925 in income and $14,043.57 in expenses leaving a balance of -$9,807.10 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					
Sep-25					
Account Description	**Account Number**	**FY26 Yearly Budget**	**FY26 Monthly Budget**	**Expenses**	**(Over)/Under Budget**
Bank Charges	60100	$ 1,553.20	$ 62.93	$ 114.90	($51.97)
Computer/Internet Charges	60210	$ 1,032.00	$ 86.00	$ 83.00	$3.00
Fuel	60240	$ 5,710.81		$ -	$0.00
Insurance	60260	$ 49,440.00		$ -	$0.00
Legal and Professional Expense	60280	$ 8,100.00	$ 675.00	$ 600.00	$75.00
Lien and Deed Fees	60320	$ 176.00		$ 26.00	($26.00)
Office Expense	60340	$ 3,600.00	$ 300.00	$ 254.32	$45.68
Postage Expense	60345	$ 436.97		$ 255.92	($255.92)
Payroll Expense	60360	$ 193,372.13	$ 13,612.55	$ 15,645.64	($2,033.09)
Property Taxes	60380	$ -		$ -	$0.00
Repairs and Maintenance	60400	$ 104,400.00	$ 20,700.00	$ 13,683.33	$7,016.67
Travel Expense	60420	$ -		$ -	$0.00
Entertainment Expense	60430	$ 1,026.26		$ -	$0.00
Utilities	60440	$ 157,257.16	$ 15,463.59	$ 13,218.75	$2,244.84
Uniform Expense	60550	$ 4,508.76	$ 372.20	$ 292.46	$79.74
Training Expense	60555	$ -		$ -	$0.00
Federal Taxes	99000	$ -		$ -	$0.00
Golf Cart Fund Expense	15250	$ 11,389.39		$ 14,043.57	($14,043.57)
Totals		**$ 542,002.67**	**$ 51,272.27**	**$ 58,217.89**	**$ (6,945.62)**

Utilities Breakdown:		
	Trash:	$2,150.63
	Water:	$7,176.00
	OG&E:	$3,585.97
	Phone:	$306.15
	Propane	$0.00
	total	**$13,218.75**

					Balance
Golf Cart:	**Income**	$925.00	**Expense**	$14,043.57	**-$9,807.10**

Infrastructure Account:

Previous Balance:		**$66.86**	**New Balance:**	**$66.86**
	Income:	$1.00		
		$0.00 (interest)		
Survey Expense:	Expense:	$0.00		
Labor/Material		$0.00		
		$67.86		

Respectfully submitted;
Joe Mitchell / Finance Committee Chairman

Environmental Committee Report
October 18, 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 (4) permits for Construction submitted also
(21) permits 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.

Thank you,

Lloyd Coppin & Roy Branch,

Committee Chair

Maintenance / Infrastructure Report
October 18, 2025

Chair: David Ponder
Park Manager: Jackie Ponder

Committee Members: Lloyd Coppin
Joe Mitchell
Robert Moyers

Jerry, Dalton, Christoper and Jason (AKA Jaybo) have been mowing and trimming trees around all areas of the park, also they had to mow 7 properties that were not mowed in a timely manner. Maintenance has repaired an inground water valve at Goose Lake, fixed two water leaks in Cedar North. The dodge maintenance truck broke down, and Dalton replaced cam sensor to get it back running.

Cedar Blue has purchased another storage shed to put at the pool for chemical and pool supplies. The Maintenance guys put it together and have been cleaning up and rearranging the storage room to get things more organized. There is going to be some painting and renovations done to the pool bathrooms during the winter months.

A golf cart has been purchased for the Maintenance guys to inspect and work on lift stations and do daily tasks to help save on our vehicles and fuel.

Thank you to our Maintenance guys for all their hard work and dedication!

Thank you,
Cedar Blue Maintenance

Park Manager Report
October 18, 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

Please note that the office will be closed on Monday, October 20th due to Emily's scheduled vacation. Regular office hours will resume on Tuesday, October 21st.

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 are scheduled to be mailed out by October 31, 2025, if you have had an address change, please contact the office so that your contact information may be updated accordingly.

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.

Thank you to the Entertainment Committee for the time and effort they have put into our park. We are looking forward to the Fall Festival.

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

Jackie & Emily