

**Cedar Blue Property Owners Association
Board Meeting Minutes
April 16, 2016**

1. **Board Members Present:** Tom Elliott, Dewayne Denwalt, Bruce Arnold, Maggie Thompson, Curtis Oshel, Arvilla Bird, Ken Brown, Ronnie McGee and David Ponder
2. **Board Members Absent:** None
3. **Property Owners Present:** The owners of 39 lots were present.
4. **Call to Order-**
The Board Meeting was called to order at 11:06 am by Tom Elliott, Board President.
5. **Prayer by Cliff Guy, Pastor, Sonshine Community Church**
6. **Approval of the Meeting Minutes for March 19, 2016**
A motion to accept the minutes as written by: Curtis Oshel
Seconded by: Ken Brown
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 report was read by Dewayne Denwalt and is posted below. There were an additional 7 permits submitted at the time of the Board meeting for a total of 15 building permits. Dewayne reminded the owners to mark their properties with their lot numbers so emergency personnel, etc. can find them.

Finance Committee

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

Bruce Arnold reviewed the report and it is posted below. He noted with regard to the tax sale on June 13th at 9:00 am at the courthouse the starting bid on CC-056 and GL-041 will be close to \$7,000 each which includes the taxes owed as well as what is owed to Cedar Blue.

Tom Elliott noted that he appreciated the fact that Murray County keeps the park notified on tax sales so we can protect our interest. He also noted that there are two additional lots going to tax sale (CB-284 and GL-046) and both of these lots also owe for

past-due assessments. Tonya will be filing liens for this amounts prior to the tax sale to protect our interest

A motion to approve the March 2016 financials by: Ken Brown
Seconded: Bruce Arnold
The motion passed unanimously.

Maintenance/Infrastructure Committee

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

The report was read by Tonya Glasgow and is posted below.

Insurance Committee

Chair: Ronnie McGee
Members: Tom Elliott, Arvilla Bird

No report submitted.

ODEQ Committee

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

Tom Elliott reviewed the report and it is posted below. Doug Washburn will return to the Park in the first half of May to continue work on Phase VI of the ODEQ project. They will start upgrading the lift stations. Tom reported that we are supposed to have two pumps in lift station #1 but due to costs we have only had one and it quit working Friday. Jerry and Bobby got an old pump up and working until new pumps are received, which are expected in the next week. If you see Jerry and Bobby please thank them for their hard work. They do jobs with the waste water system that nobody wants to do. Those pumps weigh over 500 lbs. so are difficult to replace.

Personnel Committee

Chair: Tom Elliott
Members: Dewayne Denwalt, Bruce Arnold, Maggie Thompson

No report submitted.

Covenants and Bylaws Committee

Chair: Curtis Oshel
Members: Ronnie McGee, Maggie Thompson

No report submitted.

8. **Park Manager Report** – Tonya Glasgow read the report and it is posted below. **Please note that all property owners with an outstanding balance on May 3, 2016 will have their gate cards deactivated until payment is received with no notification.**

9. **Sonshine Community Church** – Pastor Cliff reported they continue to spruce up the grounds and the outside of the church so it looks like it did when it was first built. The Denwalts are helping with curtains, rods and other inside work. They will have some outside solar lighting. Things are going well with the church and the services. They have done some hospital visitation. They thanked Cedar Blue for loaning

them a power washer to clean the outside of the church. They are also wanting to provide a breakfast for the owners. See the website for their newsletter.

- 10. Entertainment Committee** – Becky reported they plan to serve lunch (BBQ Sandwiches, chips and a drink) at the Family Center on Memorial Weekend along with a bake sale as a fundraiser. They are working on July 4th activities. They have the fireworks but need somebody who can set them off. They also have a band lined up. They are also planning a raffle at some point for a fundraiser.

They reported the Eggstravaganza was very successful. They had an abundance of eggs for the egg hunt. Some folks are still finding eggs! Monica Wardwell won 1st place in both the smoke-off and the corn hole tournament. It was a great time for the park.

11. Old Business-

Golf Cart Registration will be held at the Family Center following the Board meetings in April, and May. Please be sure your lot number is on the front and back of the cart.

12. New Business- None

13. Property Owner's Comments

Harvey Tucker (CC-042) – He appreciates what the Board has done for the park. Tom Elliott thanked him and said he wished everybody was like him. He said that with 681 lots we cannot make everybody happy but wanted folks to know that the Board is always available for reasonable discussion.

14. Adjournment-

A motion to adjourn was made by: Ken Brown

Seconded by: Curtis Oshel

Motion carried unanimously.

Board meeting adjourned at: 11:35 am

Environmental Committee Report

April 16, 2016 Board Meeting

Chairman: Dewayne Denwalt

Members: Bruce Arnold
Ronnie McGee
Curtis Oshel

Permits for approval:

There are eight (8) building permits submitted for approval when this report was generated.



**Cedar Blue Property Owners Association
Finance Committee Monthly Report
March 2016**

Bruce Arnold, Chairman
Maggie Thompson
Arvilla Bird
Tom Elliott

- Accomplishments:** Collected late fees for lot CB-201 (\$750) paid in full.
Outstanding balances down to 13 lots.
Utilities under budget by: \$1,737.90
Payroll under budget by: \$2,745.40

Review of Financial Report for March 2016.

- Operating Account & Money Market Account**
For the month of March 2016 the Park received \$38,100.96 in Ordinary Income.
Expenses for the month of March 2016 were \$21,625.83. Total Ordinary Income thus far for FY16 year is \$283,394.48.
We are under budget for the month of March by \$6,654.28.
Total amount budgeted YTD \$204,593.27 and actual was \$163,787.18.
The balance in the Operating Account M/E March is \$40,263.40 and the Money Market Account is \$303,517.98 for a total of \$343,781.38. The total balance increase over last month \$11,505.53.

Finance Summary: Current M/E March 2016 for FY16

Mar-16					
Account Description	Account Number	FY16 Yearly Budget	FY16 Monthly Budget	Expenses	(Over)/Under Budget
Bank Charges (inc. credit cards)	60100	\$ 2,204.90	\$ 183.74	\$ 429.33	(\$245.59)
Computer/Internet Charges	60210	\$ 1,500.00	\$ 125.00	\$ 24.95	\$100.05
Fuel	60240	\$ 8,142.54	\$ 678.55	\$ -	\$678.55
Insurance	60260	\$ 18,000.00	\$ 1,500.00	\$ -	\$1,500.00
Legal and Professional Expense	60280	\$ 15,900.00	\$ 1,325.00	\$ 883.01	\$441.99
License Expense	60300	\$ 4,150.24	\$ 345.85	\$ -	\$345.85
Lien and Deed Fees	60320	\$ 750.00	\$ 62.50	\$ -	\$62.50
Office Expense	60340	\$ 2,499.28	\$ 208.27	\$ 537.85	(\$329.58)
Postage Expense	60345	\$ 1,292.70	\$ 107.73	\$ 147.00	(\$39.28)
Payroll Expense	60360	\$ 122,701.32	\$ 10,225.11	\$ 7,479.71	\$2,745.40
Property Taxes	60380	\$ 2,326.42	\$ 193.87	\$ -	\$193.87
Repairs and Maintenance	60400	\$ 57,955.16	\$ 4,829.60	\$ 6,072.16	(\$1,242.56)
Travel Expense	60420	\$ 2,000.00	\$ 166.67	\$ -	\$166.67
Entertainment Expense	60430	\$ 3,900.00	\$ 325.00	\$ 71.75	\$253.25
Utilities	60440	\$ 89,538.73	\$ 7,461.56	\$ 5,723.66	\$1,737.90
Uniform Expense	60550	\$ 3,000.00	\$ 250.00	\$ 256.41	(\$6.41)
Training Expense	60555	\$ 2,000.00	\$ 166.67	\$ -	\$166.67
Land Payment	16900	\$ 11,370.00	\$ -	\$ -	\$0.00
Furniture and Office Equipment	15250	\$ 1,500.00	\$ 125.00	\$ -	\$125.00
Totals		\$ 350,731.29	\$ 28,280.11	\$ 21,625.83	\$6,654.28

Utilities Breakdown Mar-2016: Trash-\$2,199.84/Water \$1,381.00/OG&E \$1,736.05/Phone \$431.72

- **Infrastructure Account**

For the month of March 2016 the Park received \$18,531.01 in Infrastructure Assessments. The Account paid out in expenses total was \$47,319.24. Therefore total net loss to The Infrastructure Account was ~~-\$28,782.21~~ leaving a balance of \$109,906.13.

Total of all Accounts (Operating Account, Money Market Fund, and Infrastructure Fund) is \$453,687.51.

Delinquent Accounts:

Please see below by lot, balances due. The amount owed consist of yearly assessments for 2015, 2016, attorney fee, late fees, court filling costs, mowing and upkeep costs. Cost still pending for notice of publication and pending appraisals.

Lot #	Amount Owed
The following lots are currently in foreclosure with Murray county. Default judgments were filed and final judgments are granted by the judge, on March 14, 2016 so appraisals will begin in 2-3 weeks.	
CC-056***	\$6,143.62
CN-095***	\$5,283.00
CR-027***	\$8,496.16
DP-015***	\$4,338.00
GL-041***	\$6,043.47
Total Outstanding	\$30,304.25

The above lots gate cards have been deactivated.

We received notice from Murray County Treasurer that lots CC-056 & GL-041 will be offered at the TAX sale on June 13, 2016 beginning at 9:00 am. Taxes owed for CC-056 from 2012-2015 is \$292.38. Taxes owed for GL-041 from 2012-2015 is \$291.33.

***Phil Hurst our attorney will represent Cedar Blue on these 2 tax sales. He will make sure the bids will begin with the money that is owed to Cedar Blue plus the taxes owed to Murray County. Current amount due to Cedar Blue is; CC-056 \$6,143.63 + Tax owed \$292.38 for a minimum bid of \$6,436.00, GL-041 \$6,043.47 + Tax owed \$291.33 for a minimum bid of \$6,334.80.

****We as a board need to decide if we want to bid on these!!!

The following lots are past-due FY15 assessments, late fees, and/or fines through 2/15/16. Gate cards were deactivated on 6-15-15.	
CB-135	\$750.00
CB-272	\$1,085.00
CN-024	\$777.50
CN-081	\$638.00
CR-012	\$1,185.00
CR-055	\$985.00
CR-056 (fines & lien fees)	\$3,365.00
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	\$14,895.50

(13 properties)

Bruce Arnold / Finance Committee Chairman

Maintenance / Infrastructure Report

April 16, 2016 Board Meeting

Chairman: Ken Brown

Park Liaison: Joe Bonham
Staff Supervisor: Tonya Glasgow

Committee Members: Dewayne Denwalt
JW Mann
Curtis Oshel
David Ponder

New fencing has been added to the entry & exit gates. The asphalt on Dakoma Road in Cedar Blue, (that runs east beside the Family Center), has been reduced to fine particles and redistributed on the roadway. The Goose Lake island project has been on hold due to excessive rain & winds. Burning will occur soon.

When dumping trash; please put in the containers that are provided. No large appliances, refrigerators, window units, no tree limbs of any kind, no metal or steel objects are allowed in any of the dumpsters including the roll offs. Jerry has a designated area for the appliances and metal objects. It is the responsibility of each property owner to discard these items; NOT the Cedar Blue staff. All tree limbs and branches must be hauled to the limb yard or burned. There is no location on Cedar Blue property to discard tree limbs and branches at this time.

A REMINDER to all PROPERTY OWNERS: Our staff is always willing to help out when there is a water or a sewer issue at your property. REMEMBER 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 repairs. Cedar Blue will do our part and so should all property owners.

Both Jerry and Bobby have repaired/replaced in ground water valves through the park to include: Deer Path, Cedar Blue, Cedar Creek, Cedar Ridge and Cedar North. Jerry and Bobby have repaired/unclogged sewer lines behind the lagoons, Cedar North, Cedar Ridge and Cedar Blue. The new canopy for the playground equipment has been installed by Jerry & Bobby. The fencing by the basketball courts has been removed due to being knocked down or damaged every other week. Jerry and Bobby have begun mowing all over the park.

In March and April Cedar Blue has received 4+ inches of rain. The weather has been really nice and warmer than usual for this time of year so we encourage property owners to please check your property for mowing. The grass is rapidly growing.

Myra and Freddy from CB-322 started the beautification project at the Thompson Memorial garden located at the entry into Cedar Blue. They have done an excellent job. Thank you. The landscape timbers have been replaced, underlayment to prevent weeds and mulch has been added along with solar lighting. Plants will be added soon.

The Infrastructure committee members are bringing together ideas for: making repairs and remodeling the bathrooms in the pool house, remodeling and making repairs to the Family Center restrooms and kitchen. The committee is devising a workable plan for repair and maintenance to the roads.

Our staff does a wonderful job. Please let them know how much we appreciate their hard work and dedication.

Ken Brown
Committee Chair

Tonya Glasgow
Park Manager

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

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

For Month of April 2016

1. Past Accomplishments for Fiscal Year

- a. The fence around the 22 acres across Cedar Blue Road was completed.
- b. The first part of phase VI was 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 was completed and all the information on which of these areas needed to be fixed was gathered. A report is being prepared for the ODEQ. Some repairs began on the critical areas.
- c. A pressure sewer line that ran across both private and federal property was relocated onto Cedar Blue property.
- d. The Park's engineer was terminated for poor performance and replaced with a local company out of Ardmore, EST Inc.
- e. The work crews repaired and rerouted piping, and made steel covers for or rebuilt multiple lift stations around the Park.
- f. The two small lagoons have been completed and the test results passed.
- g. Tom Elliott met with the ODEQ regarding Phase VI and this went well. The official report on Phase VI has been completed and submitted for review.
- h. The large lagoon has been rebuilt.
- i. The 3-phase electric service has been installed at the lagoons.
- j. The fencing around the lagoons has been completed.
- k. The soil tests for the large lagoon have been completed and were good. These reports have been submitted to the ODEQ.

2. Accomplishments for Last Month

- a. The electric was trenched for the lagoons.

3. Future Activities

- a. The ODEQ has reviewed all the documents Tom gave them about easements in our Covenants and Bylaws and they have agreed they do not need signed easements from all the owners. When the entire project is signed off on, the 100+ easements that were received and filed will then be released.
- b. The manhole for the irrigation pump as well as the irrigation pump and flow meter are on site and will be installed in the upcoming weeks.
- c. The pumps, controls and wet wells on all the lift stations need to be upgraded.
- d. Cleanouts need to be added and some repairs completed on existing fresh and waste water lines.

Tom Elliott
ODEQ Committee Chairman

Office/Park Manager Report

April 16, 2016

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

***Staff are in the office should payments
be due on a day the office is closed

REMINDER: Final payment of assessments and fees are due in the Cedar Blue office Monday, May 2, 2016 @ 5:00pm. A late fee of \$100.00 will be applied to those accounts that pay the annual assessment late.

On Tuesday, May 3, 2016 all owners with an outstanding balance will have their gate cards deactivated until payment is received.

No partial payments are taken after May 2, 2016 and no notification of access card deactivation will be sent out.

The second half of the Infrastructure fee of \$107.50 was due in the Cedar Blue office, Thursday, March 31, 2016 @ 5:00pm. A \$15.00 late fee has been assessed to property owners who did not make the deadline date.

THANK YOU to our wonderful Entertainment Committee who has provided monkey bread, assorted fruit, tea and coffee for our meeting today.

Signed
Tonya Glasgow

**Please update the office with any address,
phone or email changes**