

**Cedar Blue Property Owners Association
Board Meeting Minutes
August 20, 2022**

1. **Board Members Present:** Roy Branch, Phillip Seiber, Bruce Arnold, Connie Streater, David Ponder, Mike Fite, Don Emberlin-LaMorte, Rita Ham, Brooke Bow, Jackie Ponder, Park Manager.
2. **Board Members Absent:**
3. **Property Owners Present:** 50
4. **Call to Order:** The Board Meeting was called to order at 11:00 by the President, Roy Branch.
5. **Moment of prayer / silence:** Moment of silence observed.
6. **July 2022 Meeting Minutes were approved in Executive Meeting:**
A motion to accept the minutes as written by: Rita Ham
Seconded by: Mike Fite
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 11 permits submitted. 4 final inspections

Please put your lot numbers on your lot. This helps Environmental Committee but also emergency services if they come in.

Report presented by Rita Ham.

Report is attached.

Finance Committee:

Chair: Bruce Arnold

Members: Connie Streater, Don Emberlin-LaMorte,
Jackie Ponder, Roy Branch

Financial Report presented by Bruce Arnold.

Report is attached.

July 2021 vs July 2022 water bill was a difference of \$3,537.00

Bruce will have the new budget for the year ready for the Annual Meeting. This past year's budget was \$455,000.00. Fiscal Year is September- September.

The July 2022 financials were approved in Executive Meeting.

Motion made by: Mike Fite

Seconded: Rita Ham

The motion passed by majority.

Maintenance/Infrastructure Committee:

Chair: David Ponder
Members: Phillip Seiber, Mike Fite
Rita Ham

Jackie Ponder presented the report.
Report is attached.

Insurance Committee:

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

Insurance policy for the year has increased to \$43,580. We had to increase the coverage on our buildings and equipment and we were also reclassified as rural.
Report presented by Don Emberlin-LaMorte

Personnel Committee:

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

No Report submitted.

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:

There will be a Volleyball Tournament on Sunday, September 4th sign-up at 5:00, game starts at 6:00.
There will be a Poker Run on Saturday October 1st, there will be 8 stops (Adults Only) and Fall Festival will be held on Saturday October 22nd, more details to come on both. If anyone know any food vendors with license, please let Lisa know.
Donations are greatly appreciated for any of our events.
We have Cedar Blue t-shirts available at the office. Starting at \$20. We also have lanyards, shot glasses, sun glasses, can coozies and visors.

10. Old Business:

11. New Business:

The Annual Meeting is on Sunday, September 4th at 1:00 pm. Two current board members are re-running, David Ponder and Mike Fite, also on the ballot are Rachel Gustin and Gary Bird. There are three 3-year positions open. Ballots were mailed out August 5th, 2022. If you haven't received your ballot, check your address with the office as soon as possible.
There is a questionnaire ballot in the envelope pertaining to the roads. In order to put a special assessment into effect, according to the by-laws, it takes 2/3's (453) of lot owners to vote yes. The proposal will be for a solid surface road system, widening the roads and the drainage problem will have to be addressed. There will be a committee put in place that will consist of 9 board members plus a representative from each area of the park. The special

assessment would be \$500 per year, per lot for 5- 10 years. The Proposal in the ballot envelope will explain everything.

Please tell your friends and neighbors to slow down and be mindful and courteous.

ANNUAL MEETING- September 4th at 1:00pm.

The Cedar Blue office is open Tuesday-Saturday 8am-5pm, closing for lunch from 12-1pm.

Please Conserve Water.

12. Property Owner's Comments:

GL-30- Joe Cain ask if we were going to put in more speed bumps...yes, we had a property owner donate 16 so they will be put in where we have existing bumps.

CB-322-Myra Rennie- Myra wanted to know if the road proposal was an actual vote. Roy reply that it is. We need 453 yes votes for it to pass.

GL-29-Staci Seiber said people are driving around the speed bump into yards and she wondered what could be done. We ask that lot owners place something on their property to stop people from driving through their yards, if they don't have anything that will work, we will try to provide something.

CB-16-Arland Baker ask if the 2/3 vote was Covenants, Roy said it's the Bylaws and it can't be change. We must have 2/3 of property owner votes to change them. The special assessment for the ODEQ was government required to keep the park from being shut down. Engineer would come in to access the situation on the roads. The roads were plotted for wide roads but it would not take original personal property.

CC43-44- Lieschen Saale- Asking about the access to the greenbelt by her lot. There will be post put up with signs for access for golf carts only. Access is because of the playground.

CC-41-42-Phyllis Gentry- Lives across from Saale's and sees golf carts flying around there, wondered if there could be a fence put around the playground so carts could park by it.

CB-322- Myra Rennie wants to know more about what we discuss in our executive meeting. Most of what we talk about is confidential. We bring matters to the public meeting that the owners need to hear.

CB-203-204- April Johnson- Ask about putting in water meters. We can't put them in because it changes up to a municipality. The water rates have been raised by Buckhorn. The water usage hasn't raised that much, rates have. To be fair, we put in the excessive use (\$650) for property owners in the park more than 182 ½ days.

CB-122- Don Warlick- Ask if we are doing anything at Goose Lake Dam spillway. Maintenance fixed the holes at the top of the Dam and we are looking into the spillway.

GL-45 Clifford Cops- The County charges \$1200 to set a water meter.

CC-26- Danielle Covalt- The lines in the park have been here since it was built 40 years ago and Maintenance have put valves so they only have to cut off a section of the park when there's a leak. They also are putting splits where 2 properties share a shut-off as they do repairs. It would be costly to replace all water lines but they replace lines as they have breakages.

GL-40-41-Sharon Howard said her cheapest bill in OKC is \$75 and that's not summertime. Cedar Blue is a bargain.

GL-30- Joe Cain- Greenbelt can't be blocked. Maintenance have to be able to get in to those areas.

CN-97-White-Ask about the white truck in the front parking lot. They are working on a house in town and will be moving. There's not enough room to park at the lot without blocking the road. The truck is going into town but he parks it in the same spot when he comes back. Lot is for overflow.

GL-36-37-Carla Sikes- Ask what the plan is with the roads if the proposal doesn't pass. David will continue putting the crushed granite rock on the roads.

CB-122-Don Warlick ask about the amount of water used. We had several issues with the pool this year that caused us to have to drain some of the water. We have finally got the pool fixed and its working great.

GL-40-41- Sharon Howard wondered if we could still have a committee for the roads even if the proposal doesn't pass, we can look into the possibility.

CB-69- Kenny and Melinda Davis- Ask about getting an Engineer to look at the roads and get a estimate to pave the main roads. We can't pave some of the roads and not all, it wouldn't be fair. If golf carts would go 10 mph the dust isn't near as bad, but a lot of people won't observe the speed limit.

GL-30- Joe Cain- 1 ½ miles of road on the 177 is going to cost \$500,000 to overlay.

GL-44- Bob Hare has a speed limit app on his phone that anyone can download. Speeder meter 55.

CC-24- Mike Roberts- Ask about hiring a plumber or paying maintenance to fix leaks that homeowner won't pay to have done. Jackie has a list of plumbers and other services if anyone is looking for someone. Jackie will call homeowners if they have a leak. Maintenance can turn off the water valve to property but can only repair leaks on park side.

CB-16 Arland Baker- Wanted to say thanks for following the Covenants and Bylaws.

13. Adjournment:

A Motion was made to Adjourn by: Phillip Seiber

Seconded by: Don Emberlin-LaMorte

Motion passed by majority

Board meeting adjourned at: 12:23