

# Cedar Blue Property Owners Association Board Meeting Minutes December 20, 2025

1. **Present Board Members:** Kathy Aebi, David Ponder, Joe Mitchell, Brooke Bow, Lloyd Coppin, Connie Streater, Robert Moyers, Ronnie McGee and Jackie Ponder, Park Manager
2. **Board Members Absent:** Mike Smith
3. **Property Owners Present:** 9
4. **Call to Order:** The Board Meeting was called to order at 8:55am by Kathy Aebi
5. **Moment of prayer / silence:** Moment of silence observed.
6. **November 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)

**November 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

#### **10 New Permits 1 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:**

- Holiday office hours
  - Office will close at noon December 24, 2025
  - Office will be closed December 25, 2025
  - Office will close at noon December 31, 2025.
  - Office will be closed January 1, 2026
- Cedar Blue Assessment for 2026:
  - Assessment statements for 2026 were mailed October 31<sup>st</sup>. 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.
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**12. Property Owner's Comments: None**

**13. Adjournment:**

A Motion was made to Adjourn by: Lloyd Coppin

Seconded by: Ronnie McGee

Motion passed by the majority.

Board meeting adjourned at: 9:15am



**Cedar Blue Property Owners Association  
Finance Committee Monthly Report  
Dec 20th, 2025**

Joe Mitchell, Chairman  
Rachel Gustin  
Brooke Bow  
Jackie Ponder

**Additional income/ Money collected:** Processing Fee-\$0.00 Covenant Violation-\$0.00. Excessive Use-\$0. Golf Cart Registration-\$1,325.00. Golf Cart Violations-\$0.00. Construction permits-\$410.00. Construction Penalty-\$0.00. Coast to Coast-\$80.00. Family Center Rental--\$100.00. Gate Card Replacement-\$50.00. Yearly Gate Card Purchase-\$240.00. Mowing penalties-\$0.00 Washer/Dryers-\$475.50. 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-\$0.00. 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 – \$59,079.00

**Review of Financial Report for Nov 2025.**

• **Operating Account & Money Market Account**

For the month of **Nov 2025**, the Park received \$62393.22.89 in Ordinary Income. Expenses for the month were \$41387.99.44  
We are **over** budget for the month of **Nov** by **\$287.99**

**Infrastructure Account**

For the month of **Nov 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 \$432,577.18**

**Golf Cart Account**

For the month of **Nov 2025**, the park received \$1325 in income and \$0in expenses leaving a balance of -\$8282.10 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.

<b>CR-055</b>	<b>\$12,387.73</b>	<b>CR-059</b>	<b>\$12,373.73</b>	<b>CR-060</b>	<b>\$11,724.04</b>
<b>CR-061</b>	<b>\$10,729.04</b>	<b>CR-086</b>	<b>\$12,078.16</b>	<b>CR-087</b>	<b>\$10,962.17</b>

**Gate cards have been deactivated.**

**Grand Total owed to Cedar Blue for delinquent accounts and in foreclosure = \$93,643.87.**

FY26 Operating Expenses					
Nov-25					
Account Description	Account Number	FY26 Yearly Budget	FY26 Monthly Budget	Expenses	(Over)/Under Budget
Bank Charges	60100	\$ 1,553.20	\$ 67.00	\$ 318.90	(\$251.90)
Computer/Internet Charges	60210	\$ 1,032.00	\$ 86.00	\$ 83.00	\$3.00
Fuel	60240	\$ 5,710.81	\$ 844.00	\$ -	\$844.00
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		\$ -	\$0.00
Office Expense	60340	\$ 3,600.00	\$ 300.00	\$ 175.17	\$124.83
Postage Expense	60345	\$ 436.97	\$ 147.00	\$ -	\$147.00
Payroll Expense	60360	\$ 193,372.13	\$ 11,914.00	\$ 14,991.41	(\$3,077.41)
Property Taxes	60380	\$ -		\$ -	\$0.00
Repairs and Maintenance	60400	\$ 104,400.00	\$ 15,700.00	\$ 15,072.59	\$627.41
Travel Expense	60420	\$ -		\$ -	\$0.00
Entertainment Expense	60430	\$ 1,026.26		\$ -	\$0.00
Utilities	60440	\$ 157,257.16	\$ 13,025.00	\$ 9,827.40	\$3,197.60
Uniform Expense	60550	\$ 4,508.76	\$ 372.00	\$ 319.52	\$52.48
Training Expense	60555	\$ -		\$ -	\$0.00
Federal Taxes	99000	\$ -		\$ -	\$0.00
Golf Cart Fund Expense	15250	\$ 11,389.39		\$ -	\$0.00
<b>Totals</b>		<b>\$ 542,002.67</b>	<b>\$ 43,130.00</b>	<b>\$ 41,387.99</b>	<b>\$ 1,742.01</b>

<b>Utilities Breakdown:</b>	Trash:	\$2,147.03
	Water:	\$4,810.00
	OG&E:	\$2,563.48
	Phone:	\$306.89
	Propane	\$0.00
	<b>total</b>	<b>\$9,827.40</b>

<b>Golf Cart:</b>	<b>Income</b>	\$1,325.00	<b>Expense</b>	\$0.00	<b>Balance</b>	<b>-\$8,282.10</b>
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**Infrastructure Account:**

<b>Previous Balance:</b>	\$67.89	<b>New Balance:</b>	\$66.86
Income:	\$0.00		
	\$0.00 (interest)		
<b>Survey Expense:</b>	Expense:	\$0.00	
Labor/Material		\$0.00	
	<b>\$67.86</b>		

# Maintenance / Infrastructure Report

## December 20, 2025

Chair: David Ponder  
Park Manager: Jackie Ponder

Committee Members: Lloyd Coppin  
Joe Mitchell  
Robert Moyers

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With the arrival of winter, Jerry, Christopher, and Dalton walked the park to turn off inground water valves that had been left open to prevent freezing and potential pipe damage.

Please remember to turn off your inground water valve when you leave.

The maintenance crew have been removing dead trees and hauling them off in the Cedar Creek area. They also repaired an in-ground water valve and replaced some sewer pipe that was clogged in the Cedar Blue Area, as well as fixed in-ground valves in both Cedar Creek and Cedar Ridge. Everything has been removed from the bathhouse at the pool to begin renovations.

Merry Christmas!!

Thank you,  
Cedar Blue Maintenance

# Environmental Committee Report

## December 20, 2025

Chair: Lloyd Coppin/Roy Branch  
Members: Rachel Gustin  
Dewayne Denwalt  
Mike Smith  
Joe Mitchell  
Kathy Aebi

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The Environmental Committee reviews permits on the 3<sup>rd</sup> 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 Ten (10) permits for Construction submitted also  
(1) permit for Final Inspections.

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

## December 20, 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](mailto:parkadmin@cedar-blue.com)

Jackie Ponder-Park Manager

Emily Blackburn-Office Assistant

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Cedar Blue would like to wish everyone and their families a very Merry Christmas and a Happy New Year. It has been a great privilege working and serving our Cedar Blue Family.

The Cedar Blue office will be closed at noon on Wednesday, December 24<sup>th</sup> for Christmas Eve and Wednesday December 31<sup>st</sup> for New Years Eve and all day on Thursday, December 25<sup>th</sup> Christmas Day and Thursday January 1<sup>st</sup> New Years Day. Office hours will resume Friday, December 26<sup>th</sup> and on Friday January 2<sup>nd</sup> to our regular schedule.

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

*Merry Christmas and Happy New Years,*

*Jackie & Emily*