

# Cedar Blue Property Owners Association Board Meeting Minutes January 17, 2026

1. **Present Board Members:** David Ponder, Joe Mitchell, Brooke Bow, Lloyd Coppin, Mike Smith, Connie Streater, Robert Moyers, Ronnie McGee and Jackie Ponder, Park Manager
2. **Board Members Absent:** Kathy Aebi
3. **Property Owners Present:** 9
4. **Call to Order:** The Board Meeting was called to order at 9:00am by David Ponder
5. **Moment of prayer / silence:** Moment of silence observed.
6. **December 2025 Meeting Minutes were approved in Executive Meeting:**  
A motion to accept the minutes as written by: Lloyd Coppin  
Seconded by: Ronnie McGee  
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)

**December 2025** financials were approved in the Executive Meeting.

**Motion made by:** Lloyd Coppin

**Seconded by:** Mike Smith

**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

#### **3 New Permits 3 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:**

- 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.

**12. Property Owner's Comments: None**

**13. Adjournment:**

A Motion was made to Adjourn by: Connie Streater

Seconded by: Lloyd Coppin

Motion passed by the majority.

Board meeting adjourned at: 9:15am



**Cedar Blue Property Owners Association  
Finance Committee Monthly Report  
Jan 17st, 2026**

Joe Mitchell, Chairman  
Rachel Gustin  
Brooke Bow  
Jackie Ponder

**Additional income/ Money collected:** Processing Fee-\$25.00 Covenant Violation-\$0.00. Excessive Use-\$0. Golf Cart Registration-\$1,675.00. Golf Cart Violations-\$0.00. Construction permits-\$50.00. Construction Penalty-\$0.00. Coast to Coast-\$280.00. Family Center Rental--\$600.00. Gate Card Replacement-\$5\0.00. Yearly Gate Card Purchase-\$925.00. Mowing penalties-\$0.00 Washer/Dryers-\$399.75. Air Machine-\$0.. Unauthorized Dumping-\$0.00. Destruction of Property-\$0.00. Water Usage Penalty-\$0.00. Misc./Donations-\$0.00. Interest \$693.87 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 – \$74,431.60

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

• **Operating Account & Money Market Account**

For the month of Dec 2025, the Park received \$79,430.22 in Ordinary Income. Expenses for the month were \$52,149.66  
We are **over** budget for the month of Dec by **\$3,270.13**

**Infrastructure Account**

For the month of Dec 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 \$462,944.90**

**Golf Cart Account**

For the month of Dec 2025, the park received \$1,675 in income and \$0in expenses leaving a balance of -\$6,607.10 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					
Dec-25					
Account Description	Account Number	FY26 Yearly Budget	FY26 Monthly Budget	Expenses	(Over)/Under Budget
Bank Charges	60100	\$ 1,553.20	\$ 281.90	\$ 119.90	\$162.00
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	\$ -	\$ -	\$0.00
Office Expense	60340	\$ 3,600.00	\$ 300.00	\$ 159.40	\$140.60
Postage Expense	60345	\$ 436.97	\$ 9.96	\$ -	\$9.96
Payroll Expense	60360	\$ 193,372.13	\$ 18,293.99	\$ 21,696.07	(\$3,402.08)
Property Taxes	60380	\$ -	\$ -	\$ 1,123.00	(\$1,123.00)
Repairs and Maintenance	60400	\$ 104,400.00	\$ 15,700.00	\$ 19,138.74	(\$3,438.74)
Travel Expense	60420	\$ -	\$ -	\$ -	\$0.00
Entertainment Expense	60430	\$ 1,026.26	\$ -	\$ -	\$0.00
Utilities	60440	\$ 157,257.16	\$ 13,067.43	\$ 8,908.77	\$4,158.66
Uniform Expense	60550	\$ 4,508.76	\$ 465.25	\$ 320.78	\$144.47
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>\$ 48,879.53</b>	<b>\$ 52,149.66</b>	<b>\$ (3,270.13)</b>

<b>Utilities Breakdown:</b>	Trash:	\$1,839.53
	Water:	\$4,145.00
	OG&E:	\$2,618.47
	Phone:	\$305.77
	Propane	\$0.00
	<b>total</b>	<b>\$8,908.77</b>

<b>Golf Cart:</b>	<b>Income</b>	\$1,675.00	<b>Expense</b>	\$0.00	<b>Balance</b>	<b>-\$6,607.10</b>
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**Infrastructure Account:**

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

# Maintenance / Infrastructure Report

## January 17, 2026

Chair: David Ponder  
Park Manager: Jackie Ponder

Committee Members: Lloyd Coppin  
Joe Mitchell  
Robert Moyers

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The Maintenance crew have been raking leaves and burning, repaired 3 in-ground water valves in the cedar blue area along with repaired some sewer pipes in cedar ridge area to fix sewer clog and replaced two lift stations. They have also repaired some leaks in the roof of the guard shack and put new ceiling tile up on the inside. Christopher has painted the monkey bars and swing set at the cedar creek playground. Dalton has traced and repaired some connections to the camera system at the dumpster area.

Painting of the floors, walls and showers at the pool house is completed and it looks great. Thank you, Ronnie McGee, for assisting with these renovations.

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

Thank you,  
Cedar Blue Maintenance

# Environmental Committee Report

## January 17, 2026

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 Three (3) permit for Construction submitted also  
Three (3) permits 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

## January 17, 2026

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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**First half of assessments are due on Saturday, January 31, 2026 (in office by 5:00 pm to avoid \$100 penalty). All other charges, including golf carts, are due by Thursday, April 30, 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**

*Jackie & Emily*