

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

1. **Board Members Present:** Dewayne Denwalt, Bruce Arnold, Maggie Thompson, Curtis Oshel, Arvilla Bird, Ken Brown, Ronnie McGee, and David Ponder
2. **Board Members Absent:** Tom Elliott
3. **Property Owners Present:** The owners of 40 lots were present.
4. **Call to Order-**  
The Board Meeting was called to order at 11:03 am by Dewayne Denwalt
5. **Prayer by Cliff Guy, Pastor, Sonshine Community Church**
6. **Approval of the Meeting Minutes for May 21, 2016**  
A motion to accept the minutes as written by: Bruce Arnold  
Seconded by: Arvilla Bird  
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

There are 8 permits to review today. Curtis asked the property owners to please have their lot lines pinned before the Environmental Committee comes to review the permit request or the request may be held up.

**Finance Committee**

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

The May/June financial reports were reviewed by Bruce Arnold and are attached below. The funds that have been received from registering 185 golf carts to date is being used toward improvements in the park. He noted that the park's CPA said this is the first time since he has been working for the park that there has been extra funds in the account at this time in the year. Curtis thanked Tonya for her hard work.

A motion to approve the May/June 2016 financials by: Ken Brown  
Seconded: Curtis Oshel  
The motion passed unanimously.

**Maintenance/Infrastructure Committee**

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

Report read by Tonya Glasgow and attached 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

Report reviewed by Maggie Thompson and attached below. The guys doing the work on the lift stations are finding that the maps they have of the park are not always accurate. For instance, in digging up one of the areas they found enough wet wells so no new wells had to be added which saved some money. The goal is to have the entire ODEQ project completed by June 1, 2017 and to pay off the 22 acres for the sprinkler field as soon as possible.

### **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** – The report was read by Tonya Glasgow and is attached below.

She has also received some incident reports as follows:

- a. Some golf cart batteries, a propane tank for a grill, a gas can, some beer and other items have been reported stolen. Tonya noted these are the first thefts she has heard of in some time.
- b. There was a report of a dog that bit another property owner.
- c. A report was filed about some teenagers (approximately 16-18 years old) in the park acting badly between 7 pm and 4 am. They were on golf carts without supervision and appeared to be drunk. They were loud and throwing cans and threatening a property owner. The report indicated that these were children of a property owner who allegedly was not present in the park. The individual who filed the report was present in the meeting and it was suggested to him that he should have called the police.
- d. There was a golf cart accident in the park over the July 4<sup>th</sup> accident. A teenager backing out of a driveway backed into a cart driving by with 3 adults and 2 children on board. A young child fell off the cart and under the other cart and was injured.
  - i. Bruce Arnold noted that the reason for the golf cart rules and registration is to put the responsibility back on the property owners and not the park.
  - ii. Maggie Thompson reminded the property owners to check their insurance for coverage on their golf carts. It is likely that homeowner's policies don't cover golf carts as they are considered recreational vehicles. Should their golf cart be involved in an accident, do they have insurance coverage? She also asked the owners to give serious consideration about allowing their minor children to drive the golf carts with no licensed driver on board as they will be on the roads in the park with full size vehicles that are often doing 20 mph. Will these children know what to do in an urgent/emergent situation? Will they be texting and driving and not paying attention?
  - iii. GL-019 (Smith) asked if we could hire somebody to police the golf carts. He was informed that the park has tried but has not been able to locate certified security officers to hire.

A discussion ensued among the property owners and the Board with regard to enforcement of the park rules. The park is able to enforce many of the rules but some of them are challenging such as golf carts. It was noted that problems in the park have greatly reduced over the past couple of years. The park has not been able to hire properly certified security officers and neither the Park Manager nor the Board members should be required to take on patrolling the park. The rules and penalties have been established in order to try to maintain some order in the

park and it is the hope that the property owners will do the right thing. Should property owners observe violations and are able to get some proof (pictures, videos, other witnesses, etc.) to provide to the Board, the Board is more than happy to review the incident for further action. The Board is not able to act on incident reports with no proof. Should property owners encounter criminal/unlawful activity, they should immediately contact the Sheriff's Department.

**9. Sonshine Community Church** – Pastor Cliff said the July 4<sup>th</sup> activities were great. Reminded everybody to drink fluids with the heat. The church is doing well. He is currently involved in a ministry conference in town today. He noted there was an Air Force Chaplain that attended their service last Sunday. In June they helped a young couple with food. In July there were called to the emergency room to assist with a patient.

**10. Entertainment Committee** – Tonya thanked the Entertainment Committee for providing refreshments at today's meeting. They were also congratulated on the successful July 4<sup>th</sup> activities. The Committee is planning some activities for Labor Day weekend. Watch their Facebook page and the park's webpage for further information. There was great attendance at the July 4<sup>th</sup> dance with a huge mix of people and ages – a good family atmosphere. The Fall Festival will October 22<sup>nd</sup>.

**11. Old Business-**

- a. Tailgating through the gate entrance/exit. Curtis Oshel reminded the property owners that if there are vehicles behind them when accessing the gate at the front of the park to please stop as soon as they have cleared the gate until it comes down to keep folks from going through the gate on their card.

He also reminded everybody that there are multiple cameras and a tag camera at the gates and if we have the date and approximate time frame of incidents the Park Manager and others are able to go back and view the video and the cards used to access the gates to try to ascertain the responsible parties.

- b. If property owners are meeting guests at the entrance to let them in, please ask the guests to wait in parking lot rather than blocking traffic at the gate until they arrive.

**12. New Business-**

- a. Dogs are not allowed anywhere inside the pool fence - \$15,000 fine by the Health Department
- b. Cedar Blue RV Park Penalties/Fines – The park has various policies (front gate, pool, golf carts, etc.) and have compiled the various rules and penalties into one document and are attached below.
- c. Cost of renting the Family Center: Effective January 1, 2017 the cost will be \$200. If there is no damaged and the center is clean when done, \$100 is returned. Renters will need to provide the Park Manager with two checks for \$100 each.
- d. Running for the Board – Resumes are due August 1, 2016. Information is on the park's website ([www.cedar-blue.com](http://www.cedar-blue.com)). There are three 3-year positions and one 1-year position.
- e. Annual Meeting is September 4<sup>th</sup>.

**13. Property Owner's Comments**

- a. GL-019 (Smith) – He asked about quiet time and the fact that there are vehicles driving on the roads making a lot of noise. He also asked about people bringing alcohol into the pool. He was informed that quiet time had nothing to do with vehicles operating on the roads but with loud parties, music and so on. The pool rules state no food, drinks or glass containers in the pool. If owners observe people with food, drinks or glass containers in the pool area they are encouraged to remind the people those are not allowed. If the issue isn't resolved, then they should get some photos and provide the Park Manager with an incident report and the photos for the Board's review. Also discussed at this time was the ages of kids in the pool without supervision. Any children under the age of 14 must have adult supervision with them.
- b. An owner asked how long it takes to foreclose. He was informed legally a minimum of 60 days but the park is at the mercy of the attorney and it can often take much longer. Owners are notified at least three times of the foreclosure. The park can and does shut off the gate cards to the park but the park cannot legally keep the owners from walking to their property as they own it.
- c. CB-014 – He asked where he can find the boundaries of their lots. There are maps of the subdivisions on the park's web page under documents near the bottom. A property can also have their lot surveyed.
- d. CR-011 – She said she saw a young man standing at the gate recently waiting on some visitors just letting people in on his card. This is not allowed and the property owners were asked that when they see problems

- at the gate to please note the date and time and notify the park office so it can be pulled up on the camera system for review.
- e. A property owner mentioned that there were some folks using the pool this past week who parked in the front lot and walked in. The police were called and Tonya was informed this was a civil matter so they were unable to help. The Board is discussing how to deal with this.

**14. Adjournment-**

A motion to adjourn was made by: Bruce Arnold

Seconded by: Ken Brown

Motion carried unanimously.

Board meeting adjourned at: 11:59 am



Cedar Blue Property Owners Association  
Finance Committee Monthly Report  
May 2016

Bruce Arnold, Chairman  
Maggie Thompson  
Arvilla Bird  
Tom Elliott

1. Accomplishments: Collected \$3,775.00 for golf cart registration from 151 properties.  
Outstanding balances down to 13 lots.  
Utilities under budget by: \$1,189.32

Review of Financial Report for May 2016.

- **Operating Account & Money Market Account**  
For the month of May 2016 the Park received \$45,336.80 in Ordinary Income.  
Expenses for the month of May 2016 were \$27,209.09. Total Ordinary Income thus far for FY16 year is \$382,082.41.  
We are under budget for the month of May by \$1,071.02.  
Total amount budgeted YTD \$263,048.49 and actual was \$221,016.41. YTD under budget by \$42,032.08.  
The balance in the Operating Account M/E May is \$21,706.49 and the Money Market Account is \$355,336.54 for a total of \$378,043.03. The total balance increase over last month \$12,264.68.

Finance Summary: Current M/E May 2016 for FY16

May-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	\$ 687.93	(\$504.19)
Computer/Internet Charges	60210	\$ 1,500.00	\$ 125.00	\$ 446.95	(\$321.95)
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	\$ 500.00	\$825.00
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	\$ 93.11	\$115.16
Postage Expense	60345	\$ 1,292.70	\$ 107.73	\$ -	\$107.73
Payroll Expense	60360	\$ 122,701.32	\$ 10,225.11	\$ 8,090.60	\$2,134.51
Property Taxes	60380	\$ 2,326.42	\$ 193.87	\$ -	\$193.87
Repairs and Maintenance	60400	\$ 57,955.16	\$ 4,829.60	\$ 10,796.42	(\$5,966.82)
Travel Expense	60420	\$ 2,000.00	\$ 166.67	\$ -	\$166.67
Entertainment Expense	60430	\$ 3,900.00	\$ 325.00	\$ 33.12	\$291.88
Utilities	60440	\$ 89,538.73	\$ 7,461.56	\$ 6,272.24	\$1,189.32
Uniform Expense	60550	\$ 3,000.00	\$ 250.00	\$ 254.16	(\$4.16)
Training Expense	60555	\$ 2,000.00	\$ 166.67	\$ 34.56	\$132.11
Land Payment	16900	\$ 11,370.00	\$ -	\$ -	\$0.00
Furniture and Office Equipment	15250	\$ 1,500.00	\$ 125.00	\$ -	\$125.00
<b>Totals</b>		<b>\$ 350,731.29</b>	<b>\$ 28,280.11</b>	<b>\$ 27,209.09</b>	<b>\$1,071.02</b>

Utilities Breakdown: Trash-\$2,334.78/Water \$1,813.00/OG&E \$1,717.78/Phone \$406.68

- **Infrastructure Account**

For the month of May 2016 the Park received \$6,620.00 in Infrastructure Assessments. The Account paid out in expenses total was \$19,531.22. Therefore total net loss to The Infrastructure Account was **-\$12,905.87** leaving a balance of \$93,992.33.

**Total of all Accounts (Operating Account, Money Market Fund, and Infrastructure Fund) is \$472,035.36.**

**Delinquent Accounts:**

Please see below by lot, balances due. The amount owed consist of yearly assessments for 2014, 2015, & 2016, special assessments, attorney fees, late fees, court filing costs, mowing and upkeep costs. Cost still pending for notice of publication and pending appraisals.

Lot #	Amount Owed
<b>The following lots are currently in foreclosure with Murray county. Default judgments were filed and final judgments are granted by the judge, on May 14, 2016 so appraisals will begin in 2-3 weeks.</b>	
CC-056***	\$6,243.62
CN-095***	\$5,383.00
CR-027***	\$8,596.16
DP-015***	\$4,438.00
GL-041***	\$6,143.47
<b>Total Outstanding</b>	<b>\$30,804.25</b>

The above lots gate cards have been deactivated.

Lots CC-056 & GL-041 were offered at the TAX sale on June 13, 2016

Taxes owed for CC-056 from 2012-2015 is \$292.38. Current amount due to Cedar Blue is; CC-056 \$6,243.63 + Tax owed \$292.38

Taxes owed for GL-041 from 2012-2015 is \$291.33. Current amount due to Cedar Blue is; GL-041 \$6,143.47 + Tax owed \$291.33

<b>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.</b>	
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)	\$3,975.00
CR-059	\$985.00
CR-060	\$985.00
LR-U68	\$985.00
CR-084	\$1,085.00
CR-086	\$985.00
CR-092	\$1,085.00
<b>Total Outstanding</b>	<b>\$15,505.50</b>

(13 properties)

Bruce Arnold / Finance Committee Chairman



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

Bruce Arnold, Chairman  
Maggie Thompson  
Arvilla Bird  
Tom Elliott

- 1. Accomplishments:** Collected \$4,625.00 for golf cart registration from 185 properties.  
Foreclosures down to 4 properties from 10.

*Total budgeted ordinary income for current fiscal year is \$374,000. Total actual ordinary income received for the current fiscal year (as of June 30<sup>th</sup>) is \$389,172. A difference of \$15,172. This is largely due to accounts receivable being properly managed with collection of late fees, golf cart fees, etc. being received. Awesome job by our Park Manager!*

**Review of Financial Report for June 2016.**

- Operating Account & Money Market Account**  
 For the month of June 2016 the Park received \$7,090.31 in Ordinary Income.  
 Expenses for the month of June 2016 were \$25,677.88. Total Ordinary Income thus far for FY16 year is \$389,172.72. We are under budget for the month of June by \$2,602.23.  
 Total amount budgeted YTD \$292,276.08 and actual was \$246,694.29. YTD under budget by \$45,581.79.  
 The balance in the Operating Account M/E June is \$13,714.92 and the Money Market Account is \$347,026.85 for a total of \$360,741.77. The total balance decrease over last month -*\$17,301.25.*

**Finance Summary: Current M/E June 2016 for FY16**

Jun-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	\$ 117.36	\$66.38
Computer/Internet Charges	60210	\$ 1,500.00	\$ 125.00	\$ 24.95	\$100.05
Fuel	60240	\$ 8,142.54	\$ 678.55	\$ 1,728.30	<i>(\$1,049.76)</i>
Insurance	60260	\$ 18,000.00	\$ 1,500.00	\$ -	\$1,500.00
Legal and Professional Expense	60280	\$ 15,900.00	\$ 1,325.00	\$ 500.00	\$825.00
License Expense	60300	\$ 4,150.24	\$ 345.85	\$ 92.00	\$253.85
Lien and Dead Fees	60320	\$ 750.00	\$ 62.50	\$ 434.00	<i>(\$377.50)</i>
Office Expense	60340	\$ 2,400.28	\$ 208.27	\$ 332.13	<i>(\$128.88)</i>
Postage Expense	60345	\$ 1,292.70	\$ 107.73	\$ 94.00	\$13.73
Payroll Expense	60360	\$ 122,701.32	\$ 10,225.11	\$ 9,792.05	\$433.06
Property Taxes	60380	\$ 2,326.42	\$ 193.87	\$ -	\$193.87
Repairs and Maintenance	60400	\$ 57,955.16	\$ 4,829.60	\$ 4,368.11	\$461.49
Travel Expense	60420	\$ 2,000.00	\$ 166.67	\$ -	\$166.67
Entertainment Expense	60430	\$ 3,900.00	\$ 325.00	\$ -	\$325.00
Utilities	60440	\$ 89,538.73	\$ 7,461.56	\$ 7,902.30	<i>(\$440.74)</i>
Uniform Expense	60550	\$ 3,000.00	\$ 250.00	\$ 292.68	<i>(\$42.68)</i>
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
<b>Totals</b>		<b>\$ 350,731.29</b>	<b>\$ 28,280.11</b>	<b>\$ 25,677.88</b>	<b>\$2,602.23</b>

**Utilities Breakdown: Trash-\$2,137.05/Water \$3,095.50/OG&E \$2,045.90/Phone \$402.85**

• **Infrastructure Account**

For the month of June 2016 the Park received \$1,505.00 in Infrastructure Assessments. The Account paid out in expenses total was \$4,685.41. Therefore total net loss to The Infrastructure Account was -\$3,175.68 leaving a balance of \$90,816.65.

Total of all Accounts (Operating Account, Money Market Fund, and Infrastructure Fund) is \$451,558.42.

**Delinquent Accounts:**

Please see below by lot, balances due. The amount owed consist of yearly assessments for 2014, 2015, & 2016, special assessments, attorney fees, late fees, court filing costs, mowing and upkeep costs. Cost still pending for notice of publication and pending appraisals.

Lot #	Amount Owed
<b>The following lots are currently in foreclosure with Murray county.</b>	
CC-056***	\$7,124.58 (taxes paid \$330.96)
CN-095***	\$6,333.00 (taxes owed \$115.51)
CR-027***	\$9,146.16 (taxes owed \$41.42)
DP-015***	\$4,988.00 (taxes owed \$118.89)
<b>Total Outstanding</b>	<b>\$27,591.74</b>

Gate cards have been deactivated.

**The following lots are past-due and include FY15/16 assessments, special assessments, late fees, mowing, lien fees, clean up fees, and/or fines through 6/30/16.  
Gate cards have been deactivated.**

CB-038	\$1,000.00	CR-007	\$995.00
CB-094	\$1,022.00	CR-012	\$2,315.00
CB-118	\$590.00	CR-055	\$2,115.00
CB-133	\$1,130.00	CR-056	\$4,285.00
CB-134	\$1,130.00	CR-057	\$1,230.00
CB-135	\$1,880.00	CR-059	\$2,115.00
CB-234	\$870.00	CR-060	\$2,115.00
CB-254	\$1,870.00	CR-061	\$1,230.00
CB-272	\$2,415.00	CR-068	\$2,215.00
CB-307	\$1,230.00	CR-084	\$2,215.00
CB-325	\$100.00	CR-086	\$2,215.00
CN-018	\$100.00	CR-087	\$1,230.00
CN-024	\$1,907.50	CR-092	\$2,315.00
CN-081	\$1,768.00	CL-008	\$1,230.00
CN-083	\$850.00	GL-046	\$1,330.00

Total: \$46,912.50  
(30 properties)

Respectfully submitted;

Bruce Arnold / Finance Committee Chairman



# Maintenance / Infrastructure Report

## July 2016 Board Meeting

Chairman: Ken Brown

Park Liaison: Joe Bonham  
Staff Supervisor: Tonya Glasgow

Committee Members: Dewayne Denwalt  
JW Mann  
Curtis Oshel  
David Ponder

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A REMINDER to all PROPERTY OWNERS: Our staff is always willing to help out when there is 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 we ask that all property owners do so too.

Jerry, Doug & Bobby have repaired/replaced in ground water valves through the park to include: Deer Path, Cedar Blue, Cedar Creek, Cedar Ridge and Cedar North. Doug Washburn, who is primarily focused on ODEQ projects, has returned to the Park and he also works to support the maintenance crew when needed. Thank you to Charles, Jerry, Bobby and Dewayne for working on the roads.

The renovations made at our Family Center are wonderful and exciting and ongoing at this time. We are so appreciative of our property owners, Board members, and ALL who have volunteered their time and hard work to make the Family Center a place that we can all enjoy.

When dumping household 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 in maintenance has a designated area for the appliances and metal objects along with aluminum cans. 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. The limb yard is open on Friday and is located off of Highway 177.

The Infrastructure committee members are bringing together ideas for: renovations to the Family Center restrooms and laundry room. The committee is devising a workable plan for repair and maintenance to the roads as well as the pool.

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 Months of June/July 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.
- l. The manhole for the irrigation pump as well as the irrigation pump and outflow meter have been installed.
- m. The rotten building around Lift Station #1 has been removed.

**2. Accomplishments for Last Month**

- a. New pumps for lift station #1 have been installed.
- b. The lift stations are being upgraded and the following work has been completed:
  - i. Lift station behind CN-005/006 – Two wet wells have been installed
  - ii. Lift station by Goose Lake Pavilion – two wet wells have been installed
  - iii. Another lift station by Goose Lake was checked and it already had an additional wet well so no new wet wells were installed.
  - iv. There are two lift stations by CB-075/076 and work is currently underway to combine them into one lift station. Three wet wells will be installed and all lines above ground will be buried.

**3. Future Activities**

- a. A steel cover to cover the pit and pumps at Lift Station #1 will be built and installed as well.
- b. 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.
- 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

# Park Manager Report

## July 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](mailto:parkadmin@cedar-blue.com)

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

**BE SNAKE AWARE!!** The office has received reports from several property owners who have killed copper head snakes, a small type of rattler and have seen a water moccasin in the creek.

**Final payments of all assessments owed were due in the Cedar Blue office, May 2, 2016 @ 5:00pm. Gate cards have been deactivated. Liens were filed in June on properties owing assessments to Cedar Blue.**

**REMINDER TO ALL PROPERTY OWNERS:** Please mark your property location with the lot numbers so that you can be easily identified.

**THANK YOU** to our wonderful Entertainment Committee who has provided the refreshments for the meeting this morning.

Signed  
*Tonya Glasgow*

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

# Cedar Blue Property Owner Association

Email: [parkadmin@cedar-blue.com](mailto:parkadmin@cedar-blue.com)

## CEDAR BLUE RV PARK PENALTIES/FINES

(Approved by the Board on 7-16-16)

- Late Payment of Assessments:
  - \$100/due date for annual assessments
  - \$15/due date for infrastructure assessments
- Mowing - \$100
  - If the property owner is notified their lot needs mowing, it is not mowed by the deadline given and the Park maintenance personnel mow it, the property owner will be charged.
- Lot Cleanup - \$10/day
  - If the property owner is notified their lot needs to be cleaned up and it is not completed by the deadline given, the property owner will be fined daily until the cleanup is completed.
- Intentionally Breaking a Security Gate Arm/Equipment
  - 1<sup>st</sup> Offense \$100
  - 2<sup>nd</sup> Offense \$400
- Golf Cart Penalties – see below
  - Rules:
    - Registered annually
    - Drivers must be licensed drivers
    - The number of riders cannot exceed the number of seats
    - No standing while the cart is in motion
    - Maximum speed is 10 mph
    - No reckless driving
    - No driving across lot owners' property or greenbelts. Carts can only be operated on park roads
  - 1st violation: A fine of \$50. If not paid within 30 days, the gate cards will be deactivated and the fine will be added to the assessments.
  - 2<sup>nd</sup> Violation: A fine of \$100. If not paid within 30 days, the gate cards will be deactivated and the fine will be added to the assessments.
  - 3rd violation: A fine of \$200 and suspension of golf cart privileges for 1 year. If not paid within 30 days, the gate cards will be deactivated and the fine will be added to the assessments. If the fine is paid within the year but the golf cart(s) is/are seen in use within the 1-year suspension time, the gate cards will be deactivated for the duration of the 1-year suspension.
- Dumping Unauthorized Materials in the Dumpsters, Roll-offs or Dumpster area - \$250.00
  - If a property owner and/or their family members and/or guests dump any unauthorized items (tree limbs, tires, batteries, paint, appliances, furniture and any other item that incurs an additional expense from the waste management service) they will be fined.
- Disrupting a Public Meeting - \$500
  - If a property owner and/or their family members and/or guests disrupt a public Cedar Blue meeting they will first be asked to be quiet. If they do not comply, they will then be asked to leave the meeting. If they do not comply, local law enforcement will then be contacted and at that point the property owner will be fined.

- Violation of any swimming pool rules - \$100
- Shooting off Fireworks at places in the Park other than the Ball Park and or at times outside of the recognized July 4<sup>th</sup> weekend in the Park - \$100
  - If a property owner and/or their family members and/or guests are caught setting off fireworks anywhere in the Park other than the ball park at the front of the park, the property owner will be fined.
  - If a property owner and/or their family members and/or guests are caught setting off fireworks outside of the recognized July 4<sup>th</sup> weekend within the Park, the property owner will be fined.