

Cedar Blue Property Owners Association
Board Meeting Minutes
June 18, 2022

1. **Board Members Present:** Roy Branch, Phillip Seiber, Connie Streater, David Ponder, Don Emberlin-LaMorte, Mike Fite, Brooke Bow, Jackie Ponder, Park Manager.
2. **Board Members Absent:** Bruce Arnold, Rita Ham
3. **Property Owners Present:** 23
4. **Call to Order:** The Board Meeting was called to order at 11:01 by the Vice-President, Phillip Seiber
5. **Moment of prayer / silence:** Moment of silence observed.
6. **May 2022 Meeting Minutes were approved in Executive Meeting:**
A motion to accept the minutes as written by: Phillip Seiber
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 12 permits submitted. 3 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 Roy Branch.

Report is attached.

Finance Committee:

Chair: Bruce Arnold

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

Financial Report presented by Phillip Seiber.

Report is attached.

The May 2022 financials were approved in Executive Meeting.

Motion made by: Brooke Bow

Seconded: Mike Fite

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 is due for renewal July 20,2022, 1st ½ in July, 2nd ½ in September

Personnel Committee:

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

No Report submitted.

We are looking for a 3rd maintenance worker, can be part-time. If you know anyone have them put in an application.

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:

We will celebrate July 4th on Saturday, July 2nd. Saturday July 2nd: Golf Cart Parade "40 Years of Freedom & Fun @ Cedar Blue"- 9-9:30am Golf Cart Line-Up by Cedar Blue Office -9:30am Parade Starts.

Ice Cream Social: 11am-2pm@ Family Center. There will be firework goodie bags for the 1st 100 kids age 14 and under at the Family Center and each kid will get a ticket for a drawing at 2pm.

Fireworks will begin at Dusk at the Ball Field.

Sunday July 3rd: Brunch 10am-12pm@ Family Center- Pancakes and sausage \$5 per plate.

Kickball Tourney-sign-up@ 2pm at Ballfield- 8-man team (\$10 per person-\$80) Rules at Ballfield at sign-up.

Band- The Brady Stetson Band- 9pm-11pm at Goose Lake Pavilion.

Donations are greatly appreciated for any of our events.

The Entertainment Committee will be selling lot signs soon. Lisa will put more information when available.

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:

Trash was a major issue on Memorial Day. We have requested 4 large dumpsters for the 4th of July. The dumpsters are there for trash within the park. DO NOT BRING TRASH FROM HOME. NO LIMBS OR LEAVES.

The regular trash pick-up is Monday and Fridays. Memorial weekend the gates were blocked by boats and the trash trucks couldn't get in. There are signs on the gates to not block drive. Please observe signs.

The gates have been a problem lately. We have ordered new units for both gates and they cost around \$9,000. We are going to keep the old parts if we need a temporary fix. Jerry is really good at working on the gates. They should be fixed this week.

Please tell your friends and neighbors to slow down and be mindful. There will be a lot of people in the park, especially on the 4th of July holiday.

NEXT PUBLIC MEETING June 18th July 16 at 11:00am

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

Please Conserve Water.

12. Property Owner's Comments:

CB-67-Stephen Taylor- There is a speed odometer app on your phone so you can check your speed on golf carts. We get a lot of Incident reports and we encourage people to take pictures and file reports. Incident reports are confidential.

GL-29- Stacey Seiber- Could we put together a letter and put it on Facebook letting people know about what we talk about in the meetings? Roy said we can look into doing that.

CB-122- Don Warlick- Ask where things were with the attorney. The new attorney has had to file a lot of paperwork that should have been done by previous attorneys.

CN-10-Ryan Shaw- Could we post a list of penalties on the Facebook page? We could do that easily since we have a list of all penalties. Take pictures and file a report if you see anyone not abiding by the rules.

CC-79- a property owner blocked the entrance to the playground in Cedar Creek so people couldn't drive into the area where their kids were. He put limbs on the ball court. It is fine to drive on the greenbelt in Cedar Creek because its access to the playground.

CN-10- Ryan Shaw - didn't realize you couldn't drive across greenbelt. We will put golf cart rules on the Facebook page.

13. Adjournment:

A Motion was made to Adjourn by: Phillip Seiber

Seconded by: Brooke Bow

Motion passed by majority.

Board meeting adjourned at: 11:35

Environmental Committee Report

June 18, 2022

Co-Chair: Roy Branch
& Rita Ham

Members:
Mike Fite
Dewayne Denwalt
Don Emberlin-LaMorte
Brooke Bow

=====
=====

Permits for approval:

There are Eleven permits for construction submitted.
Three Permits For Final Inspections.

If anyone has a permit project completed, please contact the office for a final inspection.

Signed:

Roy Branch & Rita Ham, Committee Chair



**Cedar Blue Property Owners Association
Finance Committee Monthly Report
May 2022**

Bruce Arnold, Chairman
Roy Branch
Connie Cook-Streater
Jackie Ponder

Additional income/ Money collected: Processing Fee-\$100.00 Covenant Violation-\$0.00. Excessive Use-\$0.00. Golf Cart Registration-\$362.75. Golf Cart Violations-\$200.00. Construction permits-\$250.00. Construction Penalty-\$0.00. Coast to Coast-\$780.00. Late Fees-\$1,200.00. Family Center Rental-\$200.00. Gate Card Replacement-\$150.00. Yearly Gate Card Purchase-\$120.00. Mowing penalties-\$0.00. Washer/Dryers-\$699.00. Air Machine-\$6.81. Unauthorized Dumping-\$0.00. Destruction of Property-\$0.00. Misc./Donations-\$100.00. 2020 Assessments-\$0.00. 2021 Assessments-\$0.00. Return check charge-\$29.00. Postage refund-\$0.00.

Review of Financial Report for May 2022.

- **Operating Account & Money Market Account**

For the month of May 2022, the Park received \$19,706.81 in Ordinary Income. Expenses for the month of May 2022 were \$33,051.54.

We are under budget for the month of May by \$4,865.13.

Infrastructure Account

For the month of May 2022 received \$0.00. There was \$0.00 expense. Therefore, the Infrastructure Account balance is \$2,337.04. This amount will remain in the account for any emergency repairs or as needed for park Infrastructure.

Total of all Accounts (Operating Account, Money Market Fund, and Infrastructure Fund) is \$623,915.47.

Golf Cart Account

For the month of May 2022, the park received \$562.75 in income and \$5,364.37 in expenses leaving a balance of \$19,445.78 in the Golf Cart Account.

Accounts with 2017, 2018, 2019, 2020, 2021 and 2022 assessments and late fees not paid:

There are a total of three (3) lots that are Delinquent in 2017, 2018, 2019, 2020, 2021, and 2022 dues with fees totaling \$9,666.50. Gate cards have been deactivated for all these lots.

Delinquent Accounts:

There are Eight (8) properties that are in foreclosure totaling \$76,191.82 and given to the Attorney for processing. The amount owed consist of yearly assessments for 2015, 2016, 2017, 2018, 2019, 2020, 2021 & 2022, special assessments, attorney fees, late fees, court filling costs, lien fees, mowing, upkeep fees, and/or fines.

CB-135	\$11,919.62	CB-272	\$12,071.71	CR-055	\$9,913.80
CR-059	\$9,299.80	CR-060	\$8,747.40	CR-061	\$7,752.40
CR-086	\$9,101.54	CR-087	\$7,985.55		

Gate cards have been deactivated.

Grand Total owed to Cedar Blue for delinquent accounts and in foreclosure = \$85,858.32.

FY22 Operating Expenses					
May-22					
Account Description	Account Number	FY22 Yearly Budget	FY22 Monthly Budget	Expenses	(Over)/Under Budget
Bank Charges	60100	\$1,300.00	\$ 108.33	\$ 154.94	(\$46.61)
Computer/Internet Charges	60210	\$1,000.00	\$ 83.33	\$ 83.00	\$0.33
Fuel	60240	\$6,000.00	\$ 500.00	\$ 1,032.50	(\$532.50)
Insurance	60260	\$35,000.00	\$ 2,916.67	\$ -	2,916.67
Legal and Professional Expense	60280	\$11,000.00	\$ 916.67	\$ 600.00	\$316.67
Lien and Deed Fees	60320	\$500.00	\$ 41.67	\$ -	\$41.67
Office Expense	60340	\$3,000.00	\$ 250.00	\$ 88.90	\$161.10
Postage Expense	60345	\$1,000.00	\$ 83.33	\$ 30.52	\$52.81
Payroll Expense	60360	\$185,000.00	\$ 15,416.67	\$ 11,880.51	\$3,536.16
Property Taxes	60380	\$2,000.00	\$ 166.67	\$ -	\$166.67
Repairs and Maintenance	60400	\$85,700.00	\$ 7,141.67	\$ 5,725.06	\$1,416.61
Travel Expense	60420	\$500.00	\$ 41.67	\$ -	\$41.67
Entertainment Expense	60430	\$1,000.00	\$ 83.33	\$ 47.66	\$35.67
Utilities	60440	\$105,000.00	\$ 8,750.00	\$ 7,836.56	\$913.44
Uniform Expense	60550	\$3,500.00	\$ 291.67	\$ 207.52	\$84.15
Training Expense	60555	\$500.00	\$ 41.67	\$ -	\$41.67
Federal Taxes	99000	\$0.00	\$ -	\$ -	\$0.00
Golf Cart Fund Expense	15250	\$13,000.00	\$ 1,083.33	\$ 5,364.37	(\$4,281.04)
Totals		\$ 455,000.00	\$ 37,916.67	\$ 33,051.54	\$4,865.13

Utilities Breakdown:

Trash:	\$1,532.94
Water:	\$4,103.93
OG&E:	\$1,831.20
Phone:	\$368.49
Propane	\$0.00
total	\$7,836.56

Previous Month Utilities: Trash-\$1,829.94/Water-\$5,017.07/OG&E-\$2,202.09/Phone-\$368.50/Propane-\$0.00
(Total this month vs last = -\$1,581.04)

Overages: ***Annual fee for credit card machine. Fuel-(price increase)..

Golf Cart:	Income	\$562.75	Expense	\$5,364.37	Balance	\$19,445.78
-------------------	---------------	----------	----------------	------------	----------------	-------------

Infrastructure Account:

Previous Balance:	\$2,337.04	New Balance:	\$2,337.04
Income:	\$0.00		
	\$0.00 (interest)		
Survey Expense:	Expense:	\$0.00	
Labor/Material		\$0.00 Welding of fence.	
		\$0.00	

Respectfully submitted;

Bruce Arnold / Finance Committee Chairman

Maintenance / Infrastructure Report

June 18, 2022

Chairman: David Ponder
Staff Supervisor: Jackie Ponder

Committee Members: Mike Fite
Phillip Seiber
Rita Ham

Cedar Blue had much needed rain on and off the first part of June. The grass is growing and the maintenance staff is trying to catch up.

Jerry and Christopher worked on a sewer issue in the Cedar Blue and in Cedar Ridge area. They also repaired two in ground water valves in Cedar Ridge area.

Christopher trimmed some trees at Goose Lake, he also sprayed the storm shelters for insects.

We would like to thank our maintenance staff. They do a great job of keeping our park looking good.

Committee Chair
David Ponder

Park Manager
Jackie Ponder

A friendly reminder: PLEASE do not dispose grease, baby wipes or feminine products into the sewer system. This clogs the sewer line and causes lift stations to go out and need replacement.

Containers are provided for household trash ONLY. This does not include tree branches or limbs. The limb yard is open on Fridays from 8:00 am – 2:30 pm for cuttings disposal. There is no location on Cedar Blue property for this. A trailer has been provided in the dumpster area for metal and appliances. Please dump accordingly. The Sulphur Municipal Authority has extended their hours of operation for their landfill and will be open the 2nd Saturday of every Month 8:00-2:30 and every Friday 8:00 to 2:30. Truck load for \$10.00, trailer load for \$20.00 (subject to size of trailer), load of shingles-\$40.00. The permit is purchased first and the ticket is taken to the city barn to dump the bigger trash items. Permits for Saturday need to be purchased by Friday.

If for some reason a property has no water or sewer hooked up to it; the maintenance staff will provide to the property but only from the main line. At any time, should owners want water/sewer lines ran to their travel trailer or another location on the property it is the owner's responsibility. Cedar Blue doesn't run those lines.

The maintenance crew is always willing to help out when there is water or a sewer issue at your property. REMEMBER the 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 those repairs. The responsibility falls back to the property owner. Cedar Blue will do our part and we ask that all property owners do so too.

Insurance Committee Report

June 18, 2022

Chairman: Don Emberlain-LamMorte

Members: Connie Streater

Brooke Bow

Jackie Ponder

Renewal for Insurance policy is July 20, 2022

Signed

Don Emberlain-LaMorte

Insurance Chairman



Park Manager Report

June 18, 2022

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

The Public Board Meetings are on the 3rd Saturday of each month at 11:00 a.m. at the Family Center.

The Swimming Pool is now open. Pool hours are 10:00 am to 10:00 pm daily.

We ask that everyone please conserve water.

The Murray County Emergency Management has installed a Storm Siren at Five Lakes which should benefit Cedar Blue as well.

Jackie and Jannette

AFTER HOURS EMERGENCY

Please call the office at (580)-622-6302 should an emergency situation occur. At the end of the message is a contact number to call. Leave a message and someone will call you back.

AFTER HOURS NON-EMERGENCY

Please call the office at (580)-622-6302 and leave a message. Someone will call you back upon returning to the office.

FORGETTING A GATE CARD IS NOT AN EMERGENCY