

**Cedar Blue Property Owners Association
Board Meeting Minutes
September 17, 2016**

1. **Board Members Present:** Tom Elliott, Dewayne Denwalt, Maggie Thompson, Arvilla Bird, Ken Brown, Ronnie McGee and David Ponder
2. **Board Members Absent:** Bruce Arnold and Curtis Oshel
3. **Property Owners Present:** The owners of 28 lots were present.
4. **Call to Order-**
The Board Meeting was called to order at 11:05 am by President, Tom Elliott.
5. **Prayer by Cliff Guy, Pastor, Sonshine Community Church**
6. **Approval of the Meeting Minutes for August 20, 2016**
A motion to accept the minutes as written by: Ken Brown
Seconded by: Arvilla Bird
The motion passed unanimously.
7. **Committee Reports:** Since this was the first Board meeting of the fiscal year and only two weeks following the annual meeting, there were no committee reports other than the Finance and ODEQ Committees.

Finance Committee

Chair: Bruce Arnold

Members: Maggie Thompson, Arvilla Bird, Tom Elliott

Tonya Glasgow reviewed the August 2016 financial report (attached below). The generator that was purchased in August to run the office, front gate system, and gate shack has now been installed. The gate system will now operate during power outages.

A motion to approve the August 2016 financials by: Ken Brown

Seconded: Dewayne Denwalt

The motion passed unanimously.

ODEQ Committee – Tom Elliott reported that the lift stations in Cedar Ridge have been completed. The Goose Lake area is done. The guys rebuilt a pump station in the Goose Lake area this week. A road to a lift station in CN had to be built so access could be obtained to upgrade it and that is completed. Three new wet wells have been installed at a lift station at CB-300. Things are moving along well.

8. Park Manager Report

- a. Thank you to the Entertainment Committee who has provided cinnamon rolls, fruit and coffee for the meeting today.
- b. Assessment and Infrastructure statements will be mailed out this week on September 19th and 20th. Tonya had hoped to send them earlier but wasn't able to get them done. Final reminder, statements will be sent March 2017 for property owners with an outstanding balance. She reminded everybody to call her with any questions or if they want to setup monthly payments. If

owners do pay monthly, they have to make sure they have paid at least the required amount due by the due dates so they don't incur a late fee.

- c. The first half of the Infrastructure Assessment of \$107.50 is due in the office at 5:00 pm on Monday, October 31st. A late fee of \$15 will apply to all payments received after the due date.
- d. The assessments did not change. Annual assessment - \$550 and Infrastructure assessment - \$215.
- e. The annual and infrastructure statements will be separate from each other but everything will be double sided. Also enclosed with the assessment statements will be the golf cart rules and the Cedar Blue Park Penalties documents
- f. Please mark your properties with the lot number so they can be easily identified by emergency crews, maintenance, etc.
- g. Golf Cart Fees and Fines
 - i. The golf cart fees and fines will be listed on the infrastructure statement. For those who registered and paid their 2016 fee(s), just the 2017 registration fee(s) will be on the statement. For those who did not register their carts, the 2016 and 2017 registration fees and any fines imposed will be on the statement. There will be a green notice in the mailing outlining some info about the golf cart registration fees. She noted that those that have not registered their golf carts will be assessed the \$25/cart charge as well as a \$50 fine/lot (not per cart) for not registering the cart(s) by the required date.
 - ii. Golf cart registration must be paid by the final date the annual assessments are due which is typically the end of April. After that time fines will be imposed.
 - iii. The golf cart registration fees are for the calendar year (January – December). The new golf cart rules and registration went into effect in January 2016 but some extra time was given the first year to get the carts registered. Fines began in September 2016. Carts must be reregistered every year by the end of April. Owners should go by the office to get their new registration sticker and sign any required documentation.
 - iv. All golf carts, regardless of whether they run or not, must be registered. If carts do not run and owners do not want to register them, then they need to remove them from the park and work with Tonya to be sure she is aware they have been removed.
 - v. Funds from the golf cart fees are being utilized at this time to work on the roads. Jeanette Wright (CN-48) indicated that she thought the owners would be more likely to pay the registration if they knew the funds were designated specifically for road improvements/maintenance. She was told that the funds will be used toward the improvement of the park but the Board did not want to mark them solely for road work as there could be other important projects that the funds will be needed for. The funds collected for golf cart registration is tracked separately.

9. Sonshine Community Church - He requested prayers for Mr. Oakley for health issues. They were not at the annual meeting due to an impromptu church board meeting. They have gospel singing coming up on September 24th at 6:30 pm and plan to do this on a monthly basis for six months to see how it goes. All are invited. He has invited State Senator Frank Simpson but does not know if he will attend. He is also a former pastor. The church has now transitioned to a Cowboy Church, which is just a theme. Hats can be worn inside the church and horses are also welcome! **See their newsletter on the website for a lot more information about what's going on at the church.**

10. Entertainment Committee - October 22nd, 11 am – 11 pm is the Fall Festival. Live interactive entertainment will be provided by Inspyral Entertainment. There will be live music by By Design. There will also be a silent auction, spook stew, raffle, 50/50 pot, hot dog eating contest, pumpkin decorating contest, best costume contest, pet costume contest, goodie walk, hay ride, and golf cart trick or treat. Arvilla Bird is a quilter and she has donated a wonderful quilt with a fireball theme for the silent auction which was displayed at the meeting. The Fall Festival is the Committee's big fund raiser and they are trying to raise funds for a large TV for the Family Center. The Committee is accepting donations for money, items

and volunteers. They will need all kinds of goodies for the Goodie Walk. They need 1 and 2 liter bottles for the ring toss for the kids. Please contact the committee to find out what they need in the way of donations and help. **SEE THE WEBSITE FOR THEIR FLYER.**

11. Old Business-

- a. The properties for sale at auction on 9/16/16 (Lots CC-056, CN-095, CR-027 and DP-015) were all sold. The park did recover all their expenses and the funds owed to the park. Most were purchased by current property owners.
- b. The road from Family Center to Cedar Creek bridge has been improved. It was not asphalt but rather chip and seal.

12. New Business-

- a. Sixteen (16) properties have now been sent to foreclosure and a new attorney is being used. Liens were filed earlier and all parties were notified.

13. Property Owner's Comments - None

14. Adjournment-

A motion to adjourn was made by: Ronnie McGee
Seconded by: Ken Brown
Motion carried unanimously.
Board meeting adjourned at: 11:41



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

Bruce Arnold, Chairman
Maggie Thompson
Arylla Bird
Tom Elliott

- 1. Accomplishments:** Foreclosures down to 4 properties from 10.
Currently YTD under budget by: \$35,324.95.
NOTE: Sheriff Sale is Friday September 16, 2016 @ 10:00 am.

Review of Financial Report for August 2016.

- Operating Account & Money Market Account**
For the month of August 2016 the Park received \$7,397.86 in Ordinary Income.
Expenses for the month of August 2016 were \$35,010.90. Total Ordinary Income thus far for FY16 year is \$407,202.36. We are under budget for the month of August by \$35,324.95. (Main cause was purchase of Emergency Generator of \$4,397.00 and Postage/Mail of annual dues.)
Total amount budgeted YTD \$350,731.29 and actual was \$315,406.34. YTD under budget by \$35,304.95.
The balance in the Operating Account M/E August is \$16,950.05 and the Money Market Account is \$291,992.88 for a total of \$308,942.93. The total balance decrease over last month: \$29,761.17.

Finance Summary: Current M/E August 2016 for FY16

Aug-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	\$ 237.07	(553.33)
Computer/Internet Charges	60210	\$ 1,500.00	\$ 125.00	\$ 24.95	\$100.05
Fuel	60240	\$ 8,142.54	\$ 678.55	\$ 781.44	(1302.99)
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	\$ 481.59	(5273.32)
Postage Expense	60345	\$ 1,292.70	\$ 107.73	\$ 401.88	(5294.55)
Payroll Expense	60360	\$ 172,701.32	\$ 10,125.11	\$ 8,458.34	\$1,766.77
Property Taxes	60380	\$ 2,326.42	\$ 193.87	\$ -	\$193.87
Repairs and Maintenance	60400	\$ 57,955.16	\$ 4,829.60	\$ 11,168.25	(64,338.85)
Travel Expense	60420	\$ 2,000.00	\$ 166.67	\$ -	\$166.67
Entertainment Expense	60430	\$ 3,900.00	\$ 325.00	\$ 1,000.00	(5675.00)
Utilities	60440	\$ 89,538.73	\$ 7,461.56	\$ 11,564.70	(54,703.34)
Uniform Expense	60550	\$ 3,000.00	\$ 250.00	\$ 292.68	(542.68)
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
Totals		\$ 350,731.29	\$ 28,280.11	\$ 35,010.90	(56,710.76)

Utilities Breakdown: Trash-\$2,528.88 /Water \$5,494.00 /OG&E \$3,196.46 /Phone \$445.36

- **Infrastructure Account**

For the month of August 2016 the Park received \$2,224.20 in Infrastructure Assessments. The Account paid out in expenses total was \$12,987.65. Therefore total net loss to The Infrastructure Account was -\$10,758.83 leaving a balance of \$74,222.89.

Total of all Accounts (Operating Account, Money Market Fund, and Infrastructure Fund) is \$388,165.82.

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
The following lots are currently in foreclosure with Murray county.	
CC-056***	\$7,224.58 (taxes paid \$330.96)
CN-095***	\$6,433.00 (taxes owed \$115.51)
CR-027***	\$9,246.16 (taxes owed \$41.42)
DP-015***	\$5,088.00 (taxes owed \$318.89)
Total Outstanding	\$27,991.74

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-118	\$590.00	CR-056	\$4,595.00
CB-135	\$1,880.00	CR-057	\$1,230.00
CB-234	\$1,290.00	CR-059	\$2,115.00
CB-254	\$2,290.00	CR-060	\$2,115.00
CB-272	\$2,415.00	CR-061	\$1,230.00
CB-307	\$1,230.00	CR-084	\$2,215.00
CB-325	\$100.00	CR-086	\$2,215.00
CN-083	\$850.00	CR-087	\$1,230.00
CR-012	\$2,315.00	CR-092	\$2,315.00
CR-055	\$2,115.00		

Total: \$34,335.00
(19 properties)

Respectfully submitted;

Bruce Arnold / Finance Committee Chairman