

COG Board of Directors Open Session

Meeting Minutes

24 Apr 2021

Opening

The Open Session of the COG Board of Directors was called to order at 10:00 on 24 Apr 2021 in McDade, TX by Mike W.

Present

Mike W

Ivan M

Crystal M

Wanda H

Jamie M

Mark B

Rob D

Gary H

Approval of Minutes

- No discussion on the previous Open Session minutes.

Treasurer's Report

- Ranch posted a net profit for the previous year
- PPP loan forgiveness application must be resubmitted to comply with changed government requirements
- Bare Buns Run netted approximately \$6500
- The large loan total has been paid down to \$118K from \$125K, with hopes to be below \$100K within a year

General Manager's Report

- Annual gross revenue approximately \$340K, a drop of about \$64K from 2019 and only off 2018 by \$32K
- Overall held our own through the pandemic but reduced revenue impacted ability to do repairs and enhancements
- In 2021 so far, between 10-20% increase over the same period in the past 2 years
- GM announced items being considered for future enhancements
 - o Develop plans for year-round options around the outdoor pool

- o Increasing leaseable lots with utilities
 - o Investigate options to add an additional exterior access road to increase the outward facing lots
 - o Look at options to enhance Tara Hall to make it more welcoming for visitors
- Volunteer of the Month: Dave Mc

Old Business

- No old business discussed

New Business

- Treasurer position is still open
- **Motion:** Wanda, 2nd Ivan, FAILED TO PASS. Accept presented modifications to the by-laws for Residency Committee procedures.
 - o The BOD and Council will meet to review the proposed changes, followed by a new review by the BOD
- SW AANR Convention coming in June
- National AANR Convention in August

Council Report

- May 1 – National Nude Gardening Day – work at your own sites
- Memorial Day Weekend – full schedule planned
- New members: Jack and Sabrina, Tim and Mo, and Paul and Sabrina

Committee Reports

- N/A

Member Comments and Questions

- Mike K brought up the pricing disadvantage of young (non-couple) visitors, even family members, needing to pay full price for each person. He suggested the BOD look at young-visitor rates
- Dave M suggested looking at the definition of “couple” for visitor rates and that there had been family member discount rates in the past
- Mike K suggested the BOD look at levies to slow the flow of running water during storms

- Phil asked about the potential for the ranch to be more energy self-reliant (off the grid)
- Lorraine inquired about road repairs on the hill near the pool and options for more long-term solutions

Adjournment

- The meeting was adjourned at 12:20 by Mike W. The next Board Meeting is scheduled for next month.

Minutes submitted by: Jamie M