

COG Board of Directors Open Session

Meeting Minutes

15 May 2021

Opening

The Open Session of the COG Board of Directors was called to order at 10:00 on 15 May 2021 in McDade, TX by Mike W.

Present

Mike W

Crystal M

Wanda H

Jamie M

Ronnie B

Mark B

Approval of Minutes

- No discussion on the previous Open Session minutes.

Treasurer's Report

- Dave M is the new appointed Treasurer
- Reported very successful April, bringing in over \$11K from the race and more visitors than seen in previous Aprils.

General Manager's Report

- Volunteer of the Month is Kate M
- GM transition is overall complete, while still working through a few billing processes
- Guest kitchen in the hall is complete
- Deck in the front of the hall must be removed due to termites, removal and treatment to happen soon
- Palm trees at pool – still waiting to see – be patient
- Pool
 - o Working on an overall ground plan for the area
 - o Budgeting for new bathhouse and septic
 - o Still investigating pool deck resurfacing
 - o WiFi upgraded with new Spectrum service and an emergency telephone

- o Looking at expanding the pool deck at the end of the pool for increased seating area
 - o Looking into new seating and loungers
 - o A new music server has been donated and will be installed this week
- Tennis courts
 - o Approx \$3K to resurface the court for one pickleball court
 - o Approx \$11K to fully resurface and make two pickleball courts
- New poles for shade sails and lights will be \$280, installed
- GM to investigate options for public laundry machines, to replace the service we have now
- New Spectrum internet service on RV row
- Yanmar Tractor paid off
- A large backhoe tractor was donated for large projects but does have some mechanical problems
- Researching a medium sized tractor to greatly contribute to the road maintenance and other jobs the Yanmar is not capable of performing
- GM is looking at options to add a new cut through road from between the office and Tara Hall to the residential area – creating a by-pass to avoid the pool area for most traffic, reducing dust
- GM and BOD President met with Sabrina for marketing ideas from experience at Florida clubs. Some ideas included the daunting registration process and lack of 1st-visit coupons
- Investigating the potential to sell vendor tables at the National Convention, could be member only or open to outside vendors
- Anyone interested in volunteering to help with marketing or to be the marketing director, please come forward
- Planning to have a ranch store presence at the pool during the holiday weekends
- Watermelon Festival volunteers needed! The Ranch is planning on having a float in the parade. (2nd Weekend in July)
- Film Festival is postponed to the winter due to lack of entries
- Researching potential for a red light at the front gate to warn drivers of incoming vehicles
- Investigating insurance carriers – obtaining quotes
- PPP Loan forgiveness application is still pending
- Waiting to receive official word on the tax appraisal – preparing to challenge it
- Looking at resurfacing the hall floor
- Cabin 6 had a water leak and being evaluated for repair or tear-down
- Cabin 2 appears to have termite damage – planning to repair the damage

Old Business

- The Council will look at the proposed Article VI at their meeting next week

New Business

- **MOTION:** Wanda, 2nd Jamie, unanimous, BOD voted to disband the POO Committee

Council Report

- Excited to be adding events to the calendar!
- Snacks at the Pool to resume on Saturdays
- Memorial Day weekend volunteers needed

Committee Reports

- Residency: recommended there was no need for an additional interview for applicants and consequently no need for the committee. The process can and should be managed by the GM and BOD
 - o **MOTION:** Wanda, 2nd Crystal, passed 4-1 (Jamie-nay), eliminate Article VI of the by-laws
- Convention: seeking a Transportation Committee rep, meeting scheduled for Sunday

Member Comments and Questions

- Trip Advisor rating is 5-stars, 21 reviews

Adjournment

- The meeting was adjourned at 12:48 by Mike W. The next Board Meeting is scheduled for next month.

Minutes submitted by: Jamie M