

COG Board of Directors Open Session

Meeting Minutes

18 September 2021

Opening

The Open Session of the COG Board of Directors was called to order at 10:00 on 18 September 2021 in McDade, TX by Mike W.

Present

Mike W

Crystal M

Wanda H

Jamie M

Ronnie B

Dave M

Mark B

Approval of Minutes

- No discussion on the previous Open Session minutes.
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Board President's Report

- Our GM has announced his resignation
- Please use the work order website to assist with tracking needs
- Board will review background checks for visitors
- Transition of responsibilities has begun
- We are considering closing the office on Sundays and at 4pm otherwise during the winter season
- We are still reviewing the lease updates
- On the County tax, we are awaiting the appraisal to determine whether to contest
- Accomplishments:
 - o New restroom facility
 - o 2 Regular restrooms
 - o 1 Family restroom
 - o Storage room
 - o Pool deck resurfacing
 - o Major Clean up
 - o Lots of dead trees removed
 - o New loungers

- o Planters by the gate
 - o Irrigation added
 - o Entry beautification at Tara Hall
 - o Cabin 2 Renovation
- Insurance policy review – no better options found
- A huge thanks to all that helped pull-off the AANR convention
- Our 5-year plan is posted on the website
- Areas of concern:
 - o Excessive drinking – members have the option to file an incident report
 - o Speeding – same, file an incident report
 - o Over the past 4-years, we’ve gone from 24 individuals being escorted out, to 17, to zero and zero again

Treasurer’s Report

- A copy of the Profit and Loss statement was made available
- Even considering the major expense of the pool deck, Jul and Aug were still positive income months
- Status of loans:
 - o Consolidation Loan
 - Date of inception - 10/27/2011
 - Original amount - \$217,000
 - Interest rate - 5.75%
 - Current balance - \$114,291.05
 - Monthly payment amount - \$1,500.00
 - o Line of Credit
 - Date of inception – 12/22/2016
 - Original amount – \$65,000 limit
 - Interest rate – 5.25%
 - Current balance – \$21,000
 - Monthly payment amount - \$325.00
 - o Office Loan
 - Date of inception - 3/18/2020
 - Original amount - \$21,000
 - Interest rate - 6%
 - Current balance – \$12,338.75
 - Monthly payment amount – \$338.75
 - Frontier Bank
 - o Tractor Loan
 - Date of inception - 5/24/21
 - Original amount - \$39,660.83 - dp \$3,788.56 = \$35,872.27

- Interest rate – 0%
 - Current balance – \$34,377.43
 - Monthly payment amount - \$498.28
- Assessed tax on ranch
 - o Back of the fields – 50 acres - \$132,937
 - o The Ranch – 61.97 acres - \$2,469,071
 - o Front Gate - .55 acres - \$2,297
- Next year is planned to be a no-capital-improvement year (every 5-years), meaning focus will be on debt reduction
- Officially notified that the PPP loan was forgiven

General Manager's Report

- A proposed Workamper Policy was read, pending BoD approval
- We are in need of Chilly Cheeks volunteers – sign up on the website
- SW AANR distributing advertising funds – BoD indicate we should have good uses for these funds
- Putting of mosquito control traps until next season

Old Business

- n/a

New Business

- n/a

Council Report

- Membership
 - o 132 memberships
 - o 238 members
 - o 119 couples, 13 singles (est.)
 - o 10.9% singles
 - o Membership breakdown
 - Gold - 90
 - Silver – 39
 - Bronze - 3
- Members' Only Weekend
 - o Friday – Sunday, September 24-26

- o All members wear their ID necklaces
 - o Office will be closed
 - o All check-ins handled in advance
 - o Minimal maintenance on duty
 - o Come for FUN!
- Silent Auction postponed to May
- Pool Sanitization
 - o Kathryn M proposed converting the outdoor pool to a Salt System
 - o Estimated to cost \$2000 to convert
 - o BoD to research repairs to the waterfall and treating/coating the limestone
- A WiFi system and coverage upgrade plan was displayed, effectively enhancing the coverage from the office back to the pines
 - o An initial proof of concept will be tested initially
- Star Ranch towels are available for sale with various logo sizes ranging from \$12 to \$20
- Breakfast Tacos will continue to be available on Sunday's through the month of October in Tara Hall

Committee Reports

- n/a

Member Comments and Questions

- Concern with cameras, particularly live streaming of meetings via Zoom
- Concern with instructions and direction for Work Day projects
- A request for the BoD to review the pending sale of Jack's place for compliance with policy
- A request for the BoD to review the policy on RV/trailer registration, taxes, and inspections to mitigate the risk of someone abandoning their property at the ranch

Adjournment

- The meeting was adjourned at 13:09 by Mike W.

Minutes submitted by: Jamie M