

COG Board of Directors Open Session

Meeting Minutes

20 November 2021

Opening

The Open Session of the COG Board of Directors was called to order at 10:00 on 20 November 2021 in McDade, TX by Wanda H.

Present

Wanda H

Mike W

Crystal M

Jamie M

Ronnie B

Dave M

Mark B

Approval of Minutes

- No discussion on the previous Open Session minutes.

Treasurer's Report

- Copies of the Profit and Loss report were distributed
- Reported a net income of \$41K year to date
- Treasurer is requesting accountant support to correct the errors identified in Quickbooks
- **MOTION:** Mike, 2nd Jamie, Unanimous, Approved up to \$1000 for accountant support
- Investigating the status of the 2020 Federal Tax return

General Manager's Report

- Mark B is filling the position of Business Manager
- Copies of the account and loan status report
- Still investigating options for credit card transaction service

Old Business

- Mike K noted a change in the published photography policy – Wanda relayed a complete review of all policies in underway

- The first priority for accessibility improvements will be to establish new parking and access to Tara Hall and changes to pool and restroom access
- County Tax Appraisal – BoD met with the County Appraiser and negotiated a 21% reduction to our principle property down to ~\$36K. The new assessed value is based on the Ranch's income and not the valuation of each structure. The report provided to the County was made available for review.
- The Ranch's Dunn and Bradstreet financial rating is in the highest category given, equating to low-risk at a score of 6.06

New Business

- Sound system for events and dances – Dave M to look at repairing the mixer/amplifier
- Music at the pool is now set on a schedule, 10am to 8pm, with a preset playlist

Council Report

- 6 new memberships issued since Oct
- Teresa and Bruce are new residents
- The Council inquired about the success of the rental rooms in Tara Hall, to which the answer was, not great

Pool Committee

- The pool committee submitted a list of items and work needed to address items in disrepair or enhancement

Member Comments and Questions

- CM inquired about the document repository and minutes on the member website – the BoD minutes had been delinquent but are now being posted regularly. A review of the currency of other documents needed to confirm and/or update
- Moe request a review of the pet deposit policy and fee structure be looked into to account for the additional required cleaning of the cabins

Adjournment

- The meeting was adjourned at 11:24 by Wanda.

Minutes submitted by: Jamie M