

COG Board of Directors Open Session

Meeting Minutes

18-Dec-2021

Opening

The Open Session of the COG Board of Directors was called to order at 10:00 on 18-Dec-2021 in McDade, TX by Wanda H.

Present

Wanda H

Mike W

Crystal M

Ronnie B

Mark B

Absent

Jamie M

Dave M (Treasurer)

Approval of Minutes

- Minutes were read aloud per member request
- No discussion on the previous Open Session minutes.

Treasurer's Report

- Progress has been made on Quick Books.
- Met with Ashton at Medak and Oltman (CPAs in Giddings). Ashton is an A&M accounting graduate and has been interning there and sitting for her CPA exams. She is absolutely dazzling on QB. In an hour and a half, she looked at all of 2019, 2020, and 2021 checking. She narrowed it down to 48 transactions needing resolution and placed those in an excel spreadsheet. I have gone through those 48 transactions. Some of them correspond to the bank statements and simply need to be cleared. Others look like the entries had errors, which she will make journal entries to clear up. Still others have no correspondence with the bank statements. Some could simply be entries that were cash refunds or cash disbursements for supplies, fuel, etc. that weren't cleared because there was no statement entry. Or a refund check that was never cashed. Ashton is going to take my analysis of those 48, make the necessary corrections, and then get the cleaned-up books to James Medak for our 2020 Federal Income Tax return.

General Manager's Report

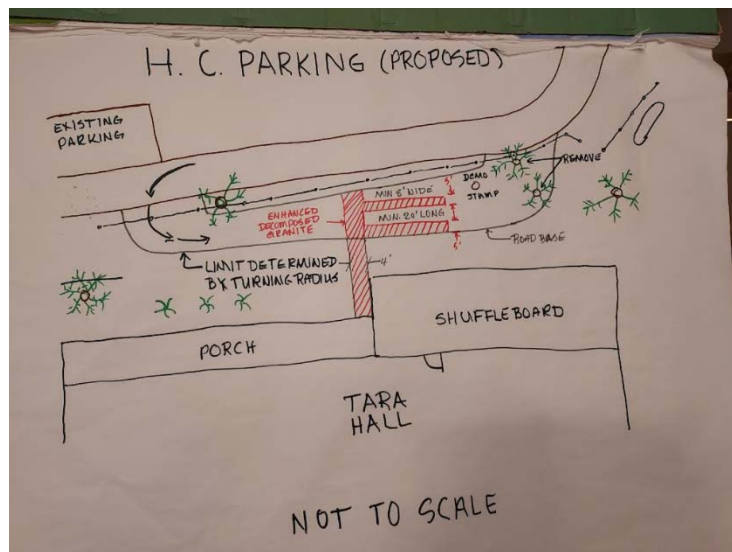
- Mark B is filling the position of Business Manager in the interim until a new GM is hired
- Copies of the P&L, (see attached) accounts and loan status report

Old Business

- Sound system for events and dances – checking with Dave M. as to status of repairing the mixer/amplifier, Mike W. will follow-up
- Bylaws and policy review is almost complete
- Current versions of the bylaws and constitution is needed on the website, Mike W. will handle.
- Pet Deposit was raised for cabins based on recommendations from the housekeeper.

New Business

- AANR needs a certifying member to pay memberships. Crystal W. will be the certifying signatory. Documentation completed.
- Ready Ice machine costs are increasing by 15%. Discussion about continuing contract was held. Based on past research about getting ice and hauling back to the ranch is even more costly in terms of gas and staff time so the Business manager is authorized to renew at the higher rate.
- Ronnie B. presents proposed plan for accessibility for Tara Hall (see illustration).



- Bids will be put together for costs for BoD approval
- Fire awareness program. We previously had a fire mitigation survey by A&M in 2012 that had recommendations that are common sense prevention measures based on the Firewise program. The BoD would like to have an updated plan. We could pay to have a course for members if this is desired. Member Mike K. suggested we look at any power lines that are at risk from falling limbs. He also has concerns about removal of trees and the impact on the ecological environment. BoD notes concerns. CM notes fire exits should be included in visitor packets. Mark B. believes fire exits are in materials in the cabins. Tommy volunteered to lead a committee on fire safety to determine if there are any other fire mitigation considerations. Patrick L. has volunteered to participate. Mike M. suggest keeping a water hose in a place where it won't freeze for firefighting. BoD will support committee members with needed funds for the program.
- Jody wants more information on fees/lease/structure fees changes based on new taxing structure. More information to be provided after we get the tax bill and subsequent executive meeting today about how to change fee structures.
- Members have concerns about the hot tub being down frequently. BoD will get with pool staff to figure out what the issues are. Some members suggested installing a free-standing hot tub outside. Donations are welcome.
- 5-year improvement plan reviewed per member request. The plan is to have a reduced spending year for improvements. Basic maintenance particularly for pool, grounds and hall will go on as needed.

Pool Committee

- The pool committee completed winterization of the pool and thanks all who helped make short work of the project.

Council Report

- 2 new couple memberships (Mark & Sandi S. and Scott & Melody T.) have been issued since November
- Three new applications have come in and are pending interviews
- Jack will not renew his membership as he is not able to come out any longer.
- Council is considering what to do with Bronze memberships. Bronze members tend not to pay their gate fees and there is no easy way to track this. They may change it to a young couple's membership.

Member Comments and Questions

- Rember the window decoration voting, potluck and white elephant gift exchange tonight

Adjournment

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

Minutes submitted by: Crystal W