

COG Board of Directors Open Session

Minutes
June 18, 2022

Opening

The Open Session of the COG BoD was called to order at 9:58 am in McDade, TX by Crystal W.

Present

Crystal W.
Ronnie B.
Jamie M.
Bart W.
Jean M.
Dave M. (Treasurer)
Linda M. (GM)

Absent

n/a

Approval of Minutes

Minutes from the previous meeting were read by Jamie.

Motion: to approval as written by Ronnie, 2nd by Jean, unanimous.

President's Comments

- Crystal announced that Gary H has submitted his resignation due to health reasons. The BOD appointed Jean M to fill his position. Welcome, Jean.

Treasurer report

- May 2022 P&L was made available.
- Approximately \$17,000 in profit does not account for some expense that will post in June.
- Ranch made approximately \$2000 at the garage sale and silent auction.
- Treasurer highlighted that some of the loans are variable interest rate and to expect rates to go up.

General Manager report

- Maintenance employee Nick has left, seeking a replacement now. Dennis, Mike and Patrick are filling the gap for now.
- Rich is continuing electrical improvements in the Pines RV slips and bathhouse.
- New housekeeper is working out great.
- Kel is learning the new role and supporting the front desk for additional coverage.
- Tree removal around Tara Hall was completed to rectify some dangers from dead or precarious trees.
- Please limit burn pile additions and place all limbs in the marked area off to the side, not on the pile.
- New rollers for the front gate arrived and will be installed, these cost approx. \$1000.
- Working on additional signage for RVs entering through the gate, the office can open the swing gate to ensure adequate clearance.
- Mosquito traps were placed and personal sites surveyed. The vendor is drafting quotes now.
- A new washing machine purchased for house keeping.

Old Business

- Policy Book – one final review of the updated policies against the lease is being done prior to publishing.
- The job description for the maintenance position was posted, ads to be posted on NextDoor and potentially the Workamper newsletter.
- The Ranch's project list is currently 5-pages, if anyone is interested in volunteering, please see Ronnie.
- Crystal provided everyone an explanation of the Workamper program
- Cabin 5 renovation – BOD still looking at the return on investment, but will proceed with replacing the roof on Cabin 5 to prevent further damage.
- Some cabins are available for lease, please get with the GM to be added to the list of interested parties and discuss options.
- The Pines RV slips – reviewing where 50a service could be made available.
- A new outdoor ping pong table was gifted by Hill Country Nudists.
- Ranch may look at creating an Amazon wish list for items in need, anyone would have access to be able to pick something off the list as a donation.
- An informal traffic survey of Eely was done and over a weekend over 1000 cars and trucks passed. The Ranch met with the County Commissioner to discuss the road and it is still on the list. However, the county does not have the materials to be able to surface it.

- Tax appeal hearing is scheduled for 23 June, Mike W will work to reduce the tax bill on the primary 61-acre parcel.
- Do not add to the scrap metal pile, the recycler is working on the trailer and will return it for separating metal and other recycling.

New Business

- Hot tub is repaired
- The BOD previously resolved to not use Styrofoam cups, the current stock of cups will be donated. The office 'buyers' will be reminded, made aware to avoid Styrofoam.
- Clarification on day visitors – normal days day visitors need to leave by sundown; on racedays they need to leave by 6pm; and on holiday or other special designated/approved events they can stay for the dance or band etc.
- Please let the office know if visitors are removing their visitor bands.
- Incident reports can be submitted to the BOD if there is concern with giving it to the office.
- Race after-action meeting had not been rescheduled; a meeting to begin discussing the fall race and to review the spring event will be scheduled this week.

Council and Committee reports

Fire Safety

- 11 April 2022 is our effective date for the Fire Wise program
- Committee continues to work with our neighbors to develop the emergency exit plan through the fields.
- Additional horns for alerts are backordered.
- A temporary 'Dead End' sign was put on Eely to alert drivers.
- No fireworks are allowed on the property.

Council Report

- 2 new memberships, 3 more scheduled
- Memorial Day weekend a huge success, Council added cornhole and pickleball to the events.
- Council was approached to be a sand/grass volleyball tournament location. The council will have the POC submit details to the BOD for consideration.

Marketing Committee Update

- Planning to open the store over 4th of July weekend
- Committee requested approval to hand out free day visit cards during the McDade Watermelon Festival.

Member questions/comments

- Inquired about the status of repairs to the pool waterfall to prevent further damage.
- A concern about the amount of ants around the pool, requested more frequent spraying.
- A status request for the new lease – the lease is getting another review to ensure no conflicts with the newly consolidated/updated policies.
- A request to publish the available cabins and RV sites in the newsletter.
- An inquiry on the status of the tractor pole barn, a donation was contributed to this cause, but no further updates at this time.

Adjourn

Motion to adjourn: Bart, 2nd Jean, unanimous. Motion carries.

Meeting adjourned at 12:10.

Minutes submitted by Jamie M.