

COG Board of Directors Open Session

MINUTES
September 18, 2022
Tara Hall
10 am

Opening

The Open Session of the COG Board of Directors was called to order at 10:03 on September 18, 2022 in McDade, TX by Crystal W.

Present

Crystal W
Ronnie B
Jamie M
Bart W
Jean M
Linda M

Absent

Dave M

Reflection

Thanks to all for workday activities

Approval of Minutes

Minutes approved as posted

Treasurer report

P&L Presented Jan to September 2022 and August to September

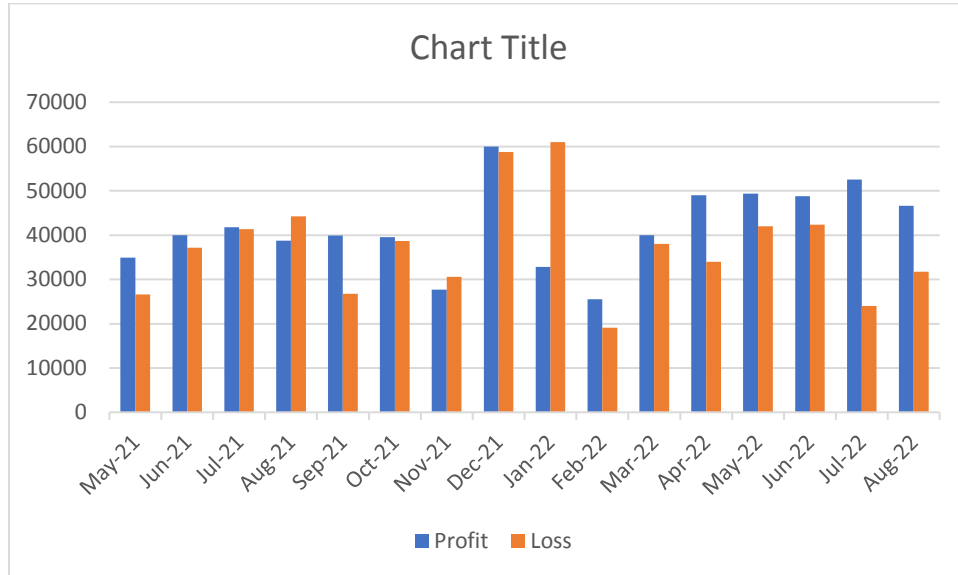
Books balance to date

A few things need to re-categorized to ensure proper tracking related to Passport America

August income \$46,584 (improvement from this time last year)

Net income for the year \$141,040

Steady increase in revenue



\$34,000 in tax savings account

Still planning any overage in tax savings account will be put towards debit payment

Fire committee has requested a category for donation for Firewise

General Manager report

- T-shirts, trophies, and medals are ordered for the race (ahead of schedule)
- Need more volunteers for the race, sign up on the race webpage, we have about 30 and need between 40 and 50
- Utilities were very high this month, over \$5000 and water was over \$4000
- Need to purchase batteries for office golf cart \$700
- Need to purchase a new deep freezer and air conditioner for icehouse
- Laminated fire exit sheet will be put in cabins today
- Kudos to Linda for getting fire extinguishers and signs have been purchased and mounted in cabins and on external structures
- Request to track costs and volunteer efforts for Firewise
- Request to move parking for race to the Pines to prevent congestion in case of a fire evacuation. Parking coordinator and GM will discuss.
- Thanks to Bruce R for mowing the shelter in place

Old Business

- Update on County Tax Protest – Mike W. has been meeting with Paul Sane the tax appraiser and we have a final valuation on the 61-acre plot of reduced from \$1,989,629 to

\$1,059,117 resulting in a tax cost of \$17,400 (approximately half of previous amount). The other smaller lots will be \$5500 and \$2500 for an estimated total of \$25,400.

- We plan to continue to add to the tax savings fund until the end of the year and any overages will go to paying off debt.
- Last workday cleaning the main areas, next workday will focus on the back trail and any other prep needed.
- Bluebonnet out to assess the cost of upgrading 30/50A electrical service in the Pines and RV row on 8/23/22 (see attached sheet for cost estimate). Fixing the sites with adequate amperage will reduce fire danger.
- Bluebonnet come to a couple of individuals lots to look at clearing their primary lines, Linda needs to be the point person for coordination.
- LCRA was here last week and cleared under the larger powerlines
- Sand volleyball tournament preparations are ongoing for event Spring of 2023 –Mike K. is the point person.
- This is the last day for the garage sale at Gary H's house.
- Leases and policies are still being worked on. Running into issues with the different types of leases we have for lots, RVs, manufactured homes and our lease rentals.

New Business

- Member's only weekend 9/24/2022
- Workday October 1 – focus on racecourse prep
- Race on October 8th - See website for the race to volunteer on race day
- We have been awarded the contract for the AANR midwinter meeting
- We are finalists for the AANR summer convention
- Winter office hours – starting October 16th will close Sunday and Mondays with reduced hours 9 am to 4 pm.

Council and Committee reports

Fire Safety

- Thanks for getting fire extinguisher mounted and signs up
- New page on the website for Firewise on the Members Only section
- See print out of Firewise that has been distributed
- Thanks to volunteers on workday for fire remediation
- Need to track hours for these types of activities, and we are on track to blow past minimum requirements. Mark D will put a form on that page to enter their activities for later data entry.
- Plans to work on developing a relationship with the local fire department. They have open meetings once a month. Tommy S and Mark D are planning to attend. Please notify when these meetings occur so others can participate if possible.

- Mark D proposes a business-to-business relationship or a more business social relationship. One of the volunteers on the fire department was raised on the property. We may also want to donate or support their fundraising activities. All agree.
- Air horn had an air line leak which has been repaired
- Committee wants to do a monthly fire horn test first Wednesday of the month at noon
- Member requests a weekend test as well maybe once a quarter
- A plan will be forthcoming
- Fire drill plan is being planned
- One of the fire exits in the pines is barbed wire, would like to consider replacing with a metal gate. Need two gates that are 18 to 20 foot wide cost would be about \$400.
- Forestry service planning a Zoom
- Burn pile experience
- Site IDs for rentals, have a bid from Gail to do larger signs for \$30.

Council Report

- New memberships - 9
- Scheduled - 1
- Luau October 15th 6 pm – prepurchase through office
- Towels – council decided to go to patches and gift certificates old towels will be used up
- Volunteer of the month needs to resume, will be handled out of the office through nomination process.
- There will be a wildflower seed throwing walk November 5th at 10 am.
- TV we had available was mounted and installed at the pool with an antenna.
- Question about exit code for visitors, where is it located? The code is on their paperwork or they can call emergency number.

Marketing Committee Update

- No report

Member questions/comments

- No questions

Motion to Adjourn

Motion – Ronnie B., 2nd Jean M., unanimous. Motion carries

Meeting adjourned at 12:20 pm

Minutes submitted by Crystal W.

