

COG Board of Directors Open Session

MINUTES
October 15, 2022
Tara Hall
10 am

Opening

The Open Session of the COG Board of Directors was called to order at 10:00 on October 15, 2022 in McDade, TX by Crystal W.

Present

Crystal W
Ronnie B
Jamie M via Zoom
Bart W via Zoom
Jean M
Linda M
Dave M

Reflection

“Balancing the budget is like going to heaven. Everybody wants to do it, but nobody wants to do what you have to do to get there.”

– Phil Gramm

“Opportunity is missed by most people because it is dressed in overalls and looks like work.”

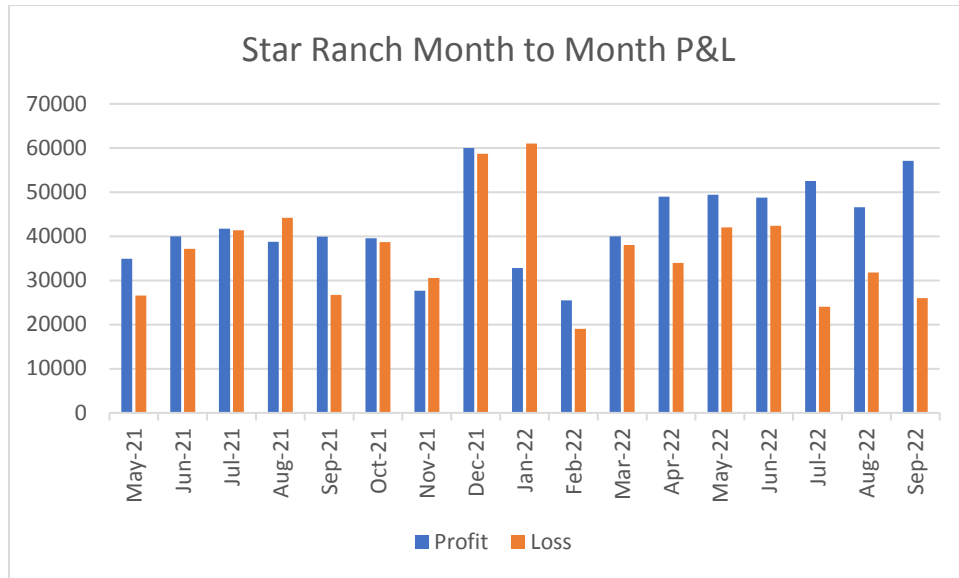
– Thomas Edison

Approval of Minutes

Minutes approved as posted

Treasurer report

- P&L Presented Jan to September 2022 increased net income \$139,594
- 243% income due to increased membership increased attendance and no spending



- \$36,000 in tax savings account

General Manager report

- Improvements are being made all over the camp, there is still a lot to do including dead tree removal, clean up, repairs etc. Please report any maintenance or grounds needs.
- Race went very well, 120 registered, only 17 no shows. Thanks to all the volunteers! Will have a debrief meeting for the race soon. Timing system was the biggest improvement. We attempted to book the timer for next year but his is booked for that weekend. He could do it on 4/1/2023. Will work to figure that out that does not conflict with the Sand Volleyball event.
- J9, S7
- Looking for a new housekeeper, may need volunteers to help until we find someone

Old Business

- Update on County Tax Protest – Reduction in property tax confirmed in writing by the County, 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.
- Mike W and Mark W went to the commissioner's court to plead to have Eely Rd paved, they were well received.
- Sand Volleyball update from Mike K. Working on getting sand in the lower court, he is working with the coordinators. Need to plan a workday to clean up the benches. Need to

plan for food and concessions. Need to discuss percentage of take to request for registrations.

- 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. Policies have been removed from Leases and put in the formal Star Ranch Community Policies and Rules. Need a few more details from Linda to complete and will seek an attorney review.
- AANR Winter meeting contract signed.
- Winter office hours changed to Monday/ Tuesday and hours reduced 9 am to 4 pm.
- Mike K wants to be able to turn off the music at the pool when no one is there. Will see what can be done.
- Mike K wants barefoot trails. This is on the 5 year plan.
- Please write to David Glass about paving Eely Rd.

New Business

- BoD has requested a budget from the Council for activities for next year. It would be useful to quantify what we are spending and what gives us ROI.
- BOD will review and present a budget
- BOD will be working on an update of the 5-year plan.
- Request from Lynn D. to raise chickens, rabbits, quail etc. Member discussion is about 50/50 split. There is a prohibition from raising domesticated animals in the current policy which is longstanding.
- **MOTION:** Ronnie B., 2nd Jean, unanimous – That we uphold the current policy on domesticated animals.
- Kate M. would like to propose an indoor pool beautification project request. Wanda H. says there have been plants in the pool room in the past. Proposal and pictures reviewed.

Council and Committee reports

Fire Safety

- Our Firewise application has been approved by the State
- We have an official certificate of acceptance that will be posted on the Star Ranch Firewise page.
- Our commitment is \$2458 per year that can be provided by volunteer time investment. We are 400% over our investment quota just based on 2 workdays and an education event. We should have no problem making our quota yearly.
- There will be an electronic form posted to the webpage so individuals can add their work to be put into the database.
- Had our first siren and horn test on the first Wednesday of October.
- Visitors were alerted to the test

- Working on a phone tree or notification. Suggestions were made to do an electronic phone tree.
- Fire committee members met with the local VFD. One of the volunteers was raised on Star Ranch property so that was a good connection.
- Thinking about giving the VFD a tour or have a potluck and invite them and significant others.
- May have the Chief out for a meeting.
- Will visit Paige and Blue VFD as they service our area too.
- Plan a fire extinguisher demo

Council Report

- New memberships – no new applications
- Scheduled – 5 pending interviews
- Luau pot luck today
- Horse racing
- Radio control boat race
- Mexican bingo
- There will be a wildflower seed throwing walk November 5th at 10 am.

Marketing Committee Update

- Updates are being made to all platforms weekly
- Mike W. attended Chamber of Commerce meeting
- Podcasts are being posted regularly

Member questions/comments

- Mike W. wonders why road base that is very expensive being put out on Long Long Trail by Dave M's house. Bruce & Linda say it was done to cover waterpipes very close to the surface at that location. Much discussion about how to maintain roads. No good methods that are within our means. May be able to get a hydrologist to look at the roads.
- Ronnie B indicates that we need better instructions for UPS FedEx, and we need to move the delivery shed closer to the front so the trucks can not beat up the road and turn around better.
- Mark S. see that we are not getting help. What are we doing to get employees? Our salaries are low, we try to offer perks to incentivize, and we have difficulty because we are a nudist community. We always try to find the right fit. Dave M states for years these jobs were done by volunteers.
- Teresa R would like to suggest that there be no smoking in the pool area. There are several members who have survived cancer who are very sensitive to smoke. Smoking at the pool keeps them from coming. The fire danger is very high and I have seen people

toss live butts from their golf cars. We are one of the only clubs that allow smoking by the pool. She would ask the board to consider a solution to help resolve the situation. Board will take request under consideration.

- Mark D request that we think about photography policy to consider electric cars that have cameras, people's doorbells and other kinds of surveillance cameras.
- Mark S had an inquiry about security at the front gate. Do we need to address? May need to put up a no trespassing sign in the creek bed.

Motion to Adjourn

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

Meeting adjourned at 12:02 pm

Minutes submitted by Crystal W.