

COG Board of Directors Open Session

MINUTES

November 19, 2022

Tara Hall

10 am

Opening

The Open Session of the COG Board of Directors was called to order at 10:05 on November 19, 2022 in McDade, TX by Crystal W.

Present

Crystal W

Ronnie B

Bart W

Jean M

Linda M

Absent

Jamie M

Dave M

Reflection

Life is short, make the best of every day and hold those you love close.

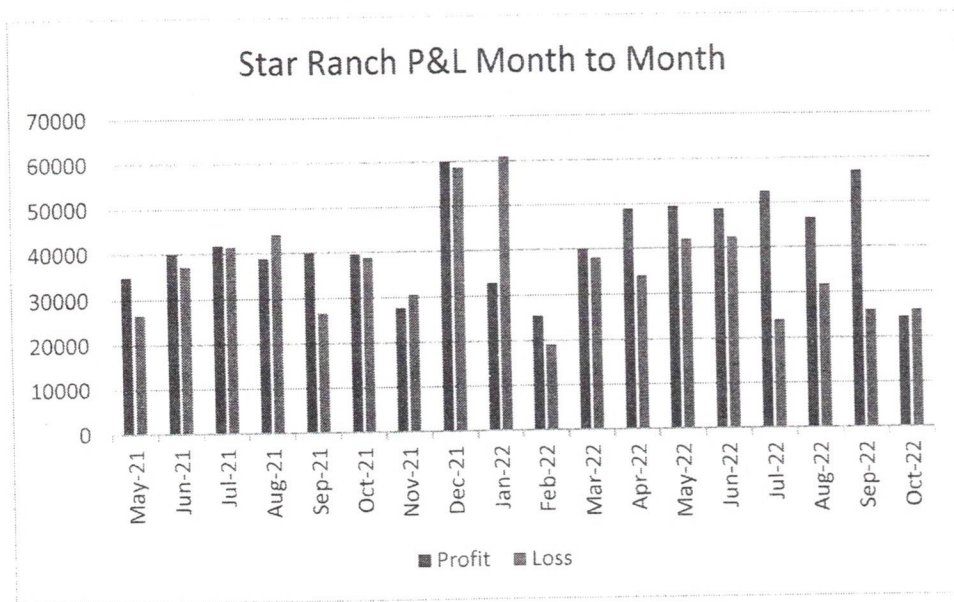
Approval of Minutes

Minutes approved as posted

Treasurer report

P&L provided

Working on reconciliation, \$97 error somewhere that he is investigating, probably due to not categorizing a charge correctly.



General Manager report

- New phone system procured for office through Verizon for less that through Spectrum with better customer service \$140 per month vs \$280. New voice messages already done.
- Fire extinguisher company serviced 36 units around the property in cabins, hall, pavilions, and bathrooms.
- A new package shed has been procured thanks to Larry and Mellissa's donation. It has been placed in the office parking lot to reduce traffic on the property.
- Cabins 3 & 9 are closed for the winter.
- Satellite bathrooms have been closed for winter.
- Pool bathroom will be having septic repairs over the winter
- Sandi W will be redecorating the Camo Can
- AANR Midwinter conference is 1/13-15/23 reservations are coming in.
- 5K scheduled for 4/1/23 and 10/7/23. Timing has been secured for Spring race.
- Contact list for site holders is being updated
- Plan is to implement new leases at the beginning of the year.
- Need emergency contact for all residents, will be sending out a form soon.

Old Business

- Update on County Tax Protest – the tax board will not let Mike represent the ranch on the abandoned properties. We think we need to stop paying taxes on those properties so the tax board will have to determine ownership and allow them to foreclose on those properties and get them off the tax rolls.
- Paula will be doing housekeeping for now.
- Office will be closed the Wednesday, Thursday Friday of Thanksgiving.
- Burn pile is closed until at least Monday.

- Volleyball Tournament – update. We discussed the tournament with Larry one of the cosponsors. Had a follow-up email and he was not sure we are ready for an April event.
- Mark B would like to do Film Festival on one of the weekends in early April on a non-race day.
- Leases have one more policy to be removed then can go for attorney review.
- Bluebonnet has followed up for upgrade of Pines and we will go ahead and schedule.
- Mike W requests the tractor be parked under cover.
- Indoor pool decorations – Linda will communicate with Kate on the plan

New Business

- David Glass is the new commissioner
- 5 year plan is being developed and a priority list will be voted on next meeting.

Council and Committee reports

Council Report

- New memberships – no new applications
- Scheduled – 5 pending interviews
- New Year's Eve Dance
- Karaoke

Fire Safety

- Siren Test 1st Wednesday of the month
- Improvements are being made to the horn
- Emergency pull planned to be installed at the gate
- Need to work on standardizing signs for cabins so EMS/Fire can locate and visitors know what number their cabin is.
- Fireplaces need to have maintenance regularly
- Work is being done on the phone tree notification
- Please record any defensible space work on the website
- Upgrades have been made to the shed with the fire equipment
- Practice with used fire extinguishers is planned for the next burn

Marketing Committee Update

- Social Media platforms are being updated and coordinated
- Podcasts have had 1000 downloads
- If you are interested in being interviewed let Mike W or Mark S know
- ANNR is the official social media site that

Member questions/comments

- Mike G states the RV sites should be fixed to be wider to not have the last step from the RV to the ground be so high. This is on the maintenance plan.
- Volunteer of the quarter, what is the status, clarified that GM is awarding this
- We need to figure out how to use the TV for meeting displays and for consistent Zoom displays.
- Bob R updates that he is still delayed on the construction of the HAM radio tower. He will provide updates.

Motion to Adjourn

Motion – Jean M., 2nd Crystal W., unanimous. Motion carries

Meeting adjourned at 12:32 pm

Minutes submitted by Crystal W.