

COG Board of Directors Open Session

Minutes
March 18, 2023

Opening

The Open Session of the COG BoD was called to order at 10:02 am in McDade, TX by Crystal W.

Present

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

Approval of Minutes

- Minutes from the previous meeting were accepted without discussion.

Treasurer Report

- \$20k paid on debt consolidation loan, down to \$75.4k
- Office loan paid off
- \$38k year to date income, compared to \$22k last year
- Quickbooks accountant identified to support on as needed basis

General Manager Report

- New septic tank installed at pool bath
- Blue Bonnet Pines plan developed, need electrician to certify before work can commence
- Continuing to burn trees and limbs
- 3 large dead pines removed; Arborist consulted to advise treatment on pine trees, no action recommended
- Tractor maintenance performed
- HVAC in office needs to be replaced, current system unrepairable; reviewing options
- Cabin 6 being rehabbed
- 10 new picnic tables built and painted, ready to be placed
- New merchandise being purchased for gift shop

- All but Cabin R1 long term leased
- Looking for summer housekeeping and office staff

Old Business

- Shares available to purchase until 22 Mar
- Straw poll April 8th at council meeting
- Leases and policies revisions complete, met with attorney to review language and incorporated suggested updates/changes, now the effort will focus on members meeting with office to renew each lease
- Indemnification statement included in leases and for visitors, language on advice of attorney
- AANR SW Summer Convention in planning
- Race prep proceeding, 2nd t-shirt order put in, goody bags being worked on

New Business

- Cabin 6 near complete and ready for rental
- Next will be cabin 5, will need to revisit plan/budget
- Getting bids on resurfacing Tara hall floors

Council and Committee Reports

Fire Safety

- Fire wise - annual volunteer commitment already at 200%, please report your hours via the website

Council Report

- 3 membership interviews, more this winter than anyone can recall ever happening
- Council is seeking feedback on whether to limit membership, place a cap, currently about 265 people (couples and individuals), the question stems largely based on facilities to support the number of people on the property, need more research on utilization (weekend rate v annual)

Member questions/comments

- Strong push from several members to address the labor (staff) shortage
- Recommend a sign on inside the gate, something fun and quippy and a thank you for visiting

- Concern over vehicle cameras, a request was made to the AANR SW President to see if some guidance can be offered
- AANR SW President encouraged attendees to consider membership

Adjourn

Meeting adjourned at 11:33.

Minutes submitted by Jamie M.