

COG Board of Directors Open Session

Minutes
July 15, 2023

Opening

The Open Session of the COG BoD was called to order at 10:03 am in McDade, TX by Crystal W.

Present

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

Approval of Minutes

- Minutes from the previous meeting were accepted without discussion.

Treasurer Report

- Mary L has agreed serve in the treasurer role
- P and L distributed for review
- No significant issues or concerns reported
- Consolidation loan balance down to \$65k

General Manager Report

- Gate controller replaced, still troubleshooting some lingering problems
- Cabin 5 roof and porch complete, work on inside on-going, estimated to be ready for Labor Day
- Cabin 3 and 4 lateral lines replaced
- 5k registration is now open for chilly cheeks, seeking volunteers to solicit donations for goody bags from local businesses
- Calls out for Tara hall floor resurfacing bids
- Cabin 7 (previous lease cabin) is now available for rental
- Leases printed and ready to sign, will begin with residents

Old Business

- Photo policy related to vehicle cameras, a very lively discussion on the topic with members is still an open issue
- TX Senate Bill 12, AANR legal advisor reviewed and his interpretation is our activities do not meet the criteria to be in violation
- Watermelon Festival - approximately a dozen volunteers, greatly appreciated and helped raise almost \$5000, the parade lead expressed they missed having us in the parade
- Documentary film request, student request to film on star ranch, Mark B's attempt to contact him has not been returned
- Mark B's possible filming in private places at star, he has determined to not pursue it out of an abundance of caution
- Update on accessibility parking and restroom at the outdoor pool, need to discuss options with Gail
- Social media oversight, no update, need to meet with Kelly and Sabrina
- Member request to add a plaque for Ditto at the sand volleyball court
- Office to provide a copy of the lease templates to site holders via email
- Mosquito buckets, any concerns should be reported to GM for discussions with the vendor
- Pickle ball court update, new plan with just 2 courts is now estimated at just \$10k

New Business

- Soliciting input for commemoration for Rod
- References for membership, GM mentioned that members that sign may not be aware of items in their background check, members are cautioned about who they are signing for, discussion on expectations for members is they've met them, not vouching for their background or character

Council and Committee Reports

Council Report

- Events planned through Labor Day
- 1 new membership

Fire Safety

- Looking at potential of using the old radio tower for siren horns

Marketing committee

- Watermelon Festival Booth had some good interactions with folks that had not heard of the ranch

Member questions/comments

- Update on new picnic tables, 10 new frames on order
- Outdoor waterfall-any updates, no vendors found
- Pines electrical project, pole installation estimated in 2 weeks, working to get a member (electrician) to validate the design
- An excess of personal pool floaties being left at the pool, becoming unsightly and unkept, request members take care of their property
- Update on ranch labor and workforce, GM says the current staff hours and duties is reasonable - members concerned still. A suggestion was to consider a remote worker for phone calls
- A question about doing background checks prior to being told whether any rentals are available, availability can be told, but the check is required to actually make the reservation
- A question why potentially 3 rooms/cabins were left vacant on the 4th of July, the office made attempts to contact visitors that were on the waitlist
- Members hearing complaints about the cabin mattresses, the office aware and looking for sales around Labor Day
- Members should refer folks to the office if they are interested in a site
- A question on whether we should continue charging a partial day fee for the day of check out, visitors do need to vacate the cabin, site, etc
- A member request to revisit approval for chickens, BOD stated the decision was already disapproved

Adjourn

Motion to adjourn by Jean, 2nd by Jamie, unanimously approved. Meeting adjourned at 12:08.

Minutes submitted by Jamie M.