

COG Board of Directors Open Session

Minutes

February 17, 2024

Opening

The Open Session of the COG BOD was called to order at 10:00am in McDade, TX by Crystal W.

Present

Crystal W

Ronnie B

Jamie M

Jean M

Bart W

Linda (GM)

Mary (Treasurer)

Approval of Minutes

- Minutes from the previous meeting were accepted without discussion.

Treasurer Report

- P&L distributed for member review, roughly \$30k income and \$21k expenses.
- 75% review of 2023 books and clean up complete, expecting to be complete by the end of the month.
- Electric utilities pass through has now been removed from income and expenses, as it should not have included. Thus removing it from appearing as income.
- There was a question of the resident cabin lease income, not listed on the P&L.

General Manager Report

- Indoor pool will be open this afternoon!
 - Two bids obtained, not executed, one for \$90k and another for \$24k, the work was instead done in-house
- Pickleball court – \$3800 spent so far, \$1900 remains for Joey to prep the surface with a base green color surface. Lining will be done by staff and volunteers will cost \$1500.

- Cabin 1 – work continues. Painting happening now. 2 of 3 sliding glass doors removed and walled in, the main entrance relocated. Roof to be resealed and outside painted. Planned for completion by end of month.
- Slim Gym – 3 windows planned for replacement, during the process termite damage discovered. Now also planning to remove the current vinyl siding.
- Cabin 5 – final costs for reno came in at \$6k, not including in-house labor. Estimated rental return for 2024 is approximately \$6k.
- Larry, Mark and Bob huge thanks for getting rid of the old tires near the dumpsters.
- Bare Buns – workdays Mar 2 and 16, race on the 23rd, t-shirts ordered, goody bag stuff ordered, 65 runners already signed up, already have a waitlist for accommodations, volunteer website posted under the race page
- BOD meeting moved to 17 Mar due to workday
- Eclipse weekend – bookings still available
- Straw poll on 6 Apr
- Shareholders meeting on 27 Apr
- AANR SW Meeting Jun 20-23
- Christian Naturist organization returning in July
- Volunteers of the quarter – Tommy S and Bill M

Old Business

- Property tax protest – filed, appeals meeting scheduled for 27 Feb, working with treasurer to have all material prepared
- Tax escrow had \$2k (savings) over the tax bill
- Staffing: looking to add office staff, landscaping, and housekeeping for the summer
- Year in review, summary of some key projects
 - All leases renewed
 - Cabin repairs and upgrades
 - Pines upgrades planned and materials ordered
 - Pickleball court
 - In-door pool

New Business

- No new business introduced

Council and Committee Reports

Council Report

- 1 new member

Fire Safety

- Looking into possible air leak on horn causing low pressure and effectiveness
- Fire alarm located on the shed notifies the fire department and then various ranch employees
- 2nd set of horns pending the install of the donated tower

Marketing Committee

- Weekly activities posted to 6 different social media platforms
- Visit cards distributed to cruisers to hand out

Member questions/comments

- A request to post volunteer projects to membership to increase awareness and potential volunteers. Currently a lot is picked up by just residents.
- Renew focus on handicap parking and lighting to Tara Hall
- With 6 social media sites, how are they kept in sync

Adjourn

Motion to adjourn by Ronnie, 2nd by Jean, unanimously approved. Meeting adjourned at 1120

Minutes submitted by Jamie M.