

COG Board of Directors Open Session

Minutes
March 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

- Profit and loss report distributed
- February report looks rough (loss) due to the tax bill being paid in this month
- Consolidation loan is down to roughly \$46k
- The question from last month regarding the resident site fee accounting line item was clarified - this income is including in the resident leases line

General Manager Report

- Indoor pool update, water levels maintaining fine, restoring the decorations that had been temporarily removed
- Pickleball court – good news a contractor has submitted a bid to have the surface applied using the supplies we already purchased and with donated funds. Executing the contract, scheduling to be determined. Total cost is estimated at \$12k, all through donations.
- Cabin 1 Reno is complete, pictures were presented to the audience
- Slim gym – vinyl removed, windows replaced, still pending termite treatment, repair damaged framing and replace siding

- Bare Buns – volunteer coordinators’ meeting held yesterday, currently 166 runners registered, a few tent camp sites available, everything else booked
- Workdays have been phenomenal, 38 volunteers at yesterday’s, the amount of work is amazing, thanks to all the volunteers
- Eclipse Weekend – 31 reservations, viewing glasses available in the office, food service planned for The Weeknd and Monday
- Shareholders meeting 27 Apr, proxy letters mailed out, unlike previous meetings, proxies needed to be returned by mail to the PO Box identified on the letter, not handed to the individual representative directly.
- Tim new employee working maintenance and grounds
- Deliveries still continue to be an issue, office looking to add new signs and alternatives to get drivers to follow directions

Old Business

- Property tax protest – our hearing was held recently, COG presented last years’ P&L, taxes had been assessed based on previous years’ income, the increase was attributed to the school bond, the taxes were paid based on that bill
- Nancy R appointed as Co-Corporate Secretary for shareholder records and shareholders’ meeting activities
- Pines power – progress commenced and additional materials being ordered

New Business

- BOD to establish the annual budget now that chart of accounts nearing completion
- Handicap accessible parking at hall moving forward with a concrete pad and path to the side door, all funded through a generous donation, still planning on new lighting (tbd)
- Fire Wise horn tower slab to be poured at the same time as the parking pad

Council and Committee Reports

Council Report

- 1 new membership
- Recent events have been highly successful and well attended
- Straw poll on the 6 Apr
- Disc golf offsite planned for the 13 April

Fire Safety

- We've met the annual investment threshold as of yesterday with the workday participants
- Planning the install of the new horns once the tower is erected
- Agreed to not mowing the fields while fire risks are low

Marketing Committee

- Day visit cards distributed on the Bare Necessities cruise
- Need new umbrellas, rope lights and plants for around the pool

Member questions/comments

- Suggestion to bring back the 1k race for children or those not wanting to do the full 5k
- Request for mail support on Monday and Tuesday (off days), Lorraine has volunteered to help do this duty – concerns with access and handling of other persons mail

Adjourn

Motion to adjourn by Ronnie, 2nd by Jean, unanimously approved. Meeting adjourned at 1115

Minutes submitted by Jamie M.