

COG Board of Directors Open Session

Minutes
May 18, 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 - Absent
Linda (GM)

Approval of Minutes

- Minutes from the previous meeting read and accepted.

Treasurer Report

- Profit and loss report distributed
- An explanation of the utility pass through lines being negative are attributed to the fact that these records had not yet been tied to the overall bill.
- A member asked a question where the credit card fee is now accounted

General Manager Report

- Cleanup day at U12 filled the dumpster, shed and house are cleaned out. GM obtaining bids to demo the structure.
- Cleanup from the last Thursday storm continues, work to restore power to cabins has been completed, anyone experiencing issues should contact the office. The show of volunteers was truly amazing, many thanks to all.
- The GM will be riding around looking for widow-makers (tree branches caught up in limbs) and trees that need to be removed, specifically those that we would need to bring someone in to clear up.
- Memorial Day weekend BBQ food vendor on Saturday

- Pines electrical nearing completion, hoping to have ready for next weekend. This will add 10 sites with 50amp service.

Old Business

- Slim gym, \$640 spent for termite treatment, still getting estimates for siding.

New Business

- A discussion about a visitor that had posted on Reddit and then subsequently violated policies while visiting that should have been reported to the office but was not. The visitor was allowed to even extend their visit as a result. A reminder to the members to call the office or the emergency number to report questionable activities. If you see something, say something. This is everyone's responsibility. A discussion about reinvigorating the requirement for covers on our camera lenses, especially for residents and members. The BOD President has consulted AANR legal, the ranch has no authority take someone's phone. We can request individuals show their photo library and if they deny the request, that can be grounds for removal or calling the Sheriff.
- A review of the Reddit site was done after the above incident. The site will be made private, to retain ownership, but not used.
- A member had a question related to the race runner's background check. The process is to check all runners on the national sexual offender list but not a background check.

Council and Committee Reports

Council Report

- No new memberships

Fire Safety

- The tower project continues and a cost sheet for materials provided to the BOD.
- **Motion:** Crystal, 2nd by Ronnie, 4 present members approve. Approve the proposed cost sheet for purchase of fire horn/siren tower materials up to \$850.

Marketing Committee

- CM has assumed responsibility for managing the Facebook page

Member questions/comments

- A question about the member-use refrigerator at the pool, whether it was going to be replaced.
- A question on reporting income to the County Tax Office, the Ranch has provided income reports as required.

Adjourn

Motion to adjourn by Jean, 2nd by Jamie, all present members approved. Meeting adjourned at 1120.

Minutes submitted by Jamie M.