

COG Board of Directors Open Session

Minutes
Jun 15, 2024

Opening

The Open Session of the COG BOD was called to order at 10:01am 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 accepted without discussion.

Treasurer Report

- Profit and loss report distributed
- Net income for May approximately \$18k
- Garage sale brought in about \$1300
- Consolidation loan down to \$37k
- Request from member to report on the building fund accumulations
- Cash flow in May showed a positive \$10,113 bringing YTD cash flow to -\$2927 almost negating the large tax payment made at the beginning of the year
- Total revenue is up \$6195 compared to YTD end of May last year
- Total expenses are up \$81,673 compared to YTD of May last year - the major drivers being approx \$40K in taxes, \$17K in facility maintenance and construction, and \$18K in salaries

General Manager Report

- Memorial Day weekend was for the record books, thanks to all that made it a huge success
- Storm damage cleanup, tree removal on going, as we speak, starting with those identified as priority. Creek has been cleaned. If you have trees on your site you would like Joey to remove, please call the office.
- Slim gym, tin for siding purchased. Termite treatment is complete. Repairs in preparation for siding are also complete. Total cost is estimated to be just under \$2000.
- AANR SW starts this coming week, running through the weekend. See posted schedule of events for additional details.
- Christian Naturist group returning in July.
- No movement or updates on the Employee Retention credit program.

Old Business

- Pines electrical project is complete!
- Getting additional bids for demolition of U12 and C16, we got one bid for \$17k
- Planning for the new hall project, seeking member inputs as a small group begins to tackle the initial requirements gathering and planning.

New Business

- Tara Hall floor resurfacing, the bid came in at \$9600 to do the back portion up to the step, including the outside the showers and bathrooms. Projecting for August timeframe.
- A request came in to illuminate the pickleball courts. An initial estimate was for \$6k. Of note, other clubs have consciously have chosen to not have nighttime play. The BOD will add it to the 5-year plan.
- Cabin 4 is getting renovated, expecting to be open for use this coming weekend. Work includes new screening, tin, and paint.
- Request for repairs to the second sand volleyball court, includes one more load of sand, a new net, and repairs to one pole.
- **Motion**, Bart, 2nd by Crystal, accept the bid to repair the volleyball court \$600
- **Motion**, Bart, 2nd by Crystal, accept the bid to repair the Tara Hall floor for \$9600
- Admitting day visitors over Memorial Day weekend hit an all time high. The system had been set up to log 25 visitors. The office quickly updated the system to allow entry of 2 additional guests. To correct a rumor, no visitors were turned away as a result.
- Pool service, the ranch does not pay \$1400 per month for service, as was rumored. We did have a pump go out, that did result in cloudy water.

- Waterfall feature, we have had 8 people evaluate the issue and no one has proposed a solution. Part of the issue is the feature is fed from the pump that pushes water into the pool, so it cannot be turned off without impacting the pool functionality.
- The path from the hall to the pool is closed due to bridges being in disrepair and a fallen tree.

Council and Committee Reports

Council Report

- 3 new memberships
- Council provided a recap of full schedule of past and future events
- Cancelled the blind golf cart race for today
- Father's Day "garbage plate" lunch tomorrow

Fire Safety

- Parts for new tower project are all on order, plan to have it operational by next month's test.
- We are well ahead of our annual commitment to Firewise certification

Marketing Committee

- Reddit is now offline, due to unrestricted content
- Awaiting official proposal from Jack for the digital signage

Member questions/comments

- A member suggested the BoD reach out to BlueBonnet for them to perform an assessment of their infrastructure due to the increase in outages.
- A member questioned the overgrowth of grape vines on the trees and the risk to more trees collapsing. Does the BOD have a plan to reduce the vines.
- A member suggested adding two rear speakers to Tara Hall for better sound.

Adjourn

Motion to adjourn by Ronnie, 2nd by Jean, all present members approved. Meeting adjourned at 1119.

Minutes submitted by Jamie M.