

COG Board of Directors Open Session

Minutes
October 19, 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 accepted without discussion.

Treasurer Report

- Profit and loss report distributed
- Profit negative this past month due to new Blue Bonnet service poles at the outdoor pool
- Member request for a running total of the new hall donation fund

General Manager Report

- Chilly Cheeks – 205 registered runners/walkers, fantastic turnout, final income from race will be available next month once all charges hit the books. April 5th is the next Bare Buns
- Electrical upgrade at the pool – two new poles installed to add service for the pool pumps, tenting area, and relieve the load on the Nekkid Parrot. Transformers will be replaced at a later date.

- Chris and Amy having a new manufactured home brought in, site prep underway
- Cabin 1 is out of commission while the bath tub is replaced with a shower stall. The bath tub crack and had to be removed.
- A review of all available sites being done to be made available to interested members.

Old Business

- New hall planning and survey – survey sent out for member inputs

New Business

- Annual lease renewals sent out. Members can opt to go month to month by contacting the office.
- Reviewing options to improve lighting out in the Pines based on visitor feedback
- AANR SW mid-winter conference approved for January
- Beware of theft of fuel from golf carts and lawn equipment – 3 reports, with a possible 4th
- Discussion of reserving pool seating for extended periods of time, please be courteous to all members and guests – the council is drafting a policy to present to the board.
- Use of the roped-off grills and flattops inside the Nekkid Parrot is not allowed, please use the one grill set behind the Nekkid Parrot
- Please be mindful of visitors and children and be conscious of profanity use in public areas
- Parking at individual sites should stay within your assigned area
- Discussion and concern with water use, to include hot tubs and watering lawns, the potential to relook at pass-through to site holders – additional research on billing requirements needed
- In the early stages of looking at options for the foot bridges between the hall and pool
- Requests for second lots or undeveloped sites, members generally accepting of the concept.
- **Motion:** Jean, 2nd by Ronnie, unanimous -- the Dec board meeting will be cancelled.
- General Manager – a review of the job description, each candidate (Paula, Tim, and Melissa) was given an opportunity to speak, members were given the opportunity to ask questions. Members are welcomed to submit comments by the 25th of October to the board.

Council and Committee Reports

Council Report

- Recap of full schedule of past and future events
- Need a DJ for Halloween
- Looking at some updates to the constitution
- 6 new members in the past 30 days

Fire Safety

- On track for renewal of FireWise accreditation
- McDade (new full time) fire department visited to tour the grounds last week, discussed entry points, roads, clearances, hydrants, overall very impressed with all the protections and processes we have in place.

Marketing Committee

- Website refresh recommended and to make it more visitor focused
- Request for photos of people for use on the website, using AANR release form approved
- Looking for contributions from members for posting to the website
- \$100 per month fee to be included in AANR mailings, to include a discount of our choosing, request board consider what offers we would use and whether to pay this fee
- Reviewed business card “hits” and determined return on investment does not warrant continued printing
- Request to the board to reinstate Chris as a ranch photographer

Member questions/comments

- Question about Nancy’s dilapidated RV and structure and movement towards her giving up the site and clearing her property.
- Suggestion to establish a Race Director to coordinate the two races each year

Adjourn

Motion to adjourn by Jamie, 2nd by Bart, unanimous. Meeting adjourned at 1233.

Minutes submitted by Jamie M.