

COG Board of Directors Open Session

Minutes
November 16, 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)

Melissa (Business Mgr) – not present

Approval of Minutes

- Minutes from the previous meeting accepted without discussion.

Treasurer Report

- Profit and loss report distributed
- This past month showed the windfall of the chilly cheeks, resulting in roughly \$18k net income.
- The one uncategorized credit is from AANR, just needs to be put in the appropriate category.
- The GM provided a summary of the account balances
- Employee retention credit, applied for many months ago, finally came through. The total was a little over \$41k, the preparer is owed about \$10k of that for their service fee.

General Manager Report

- Closing a portion of the rental cabins for the winter season, due to low volume and to reduce costs and risks of freeze damage.
- Chris and Amy moving in today
- Manny R and Judy and Ivan M approved for residency
- Cabin 1 estimated to be complete in about another week
- Pool electrical poles project complete. New poles and service installed to distribute the load and provide additional power to the pool pumps, tenting area and Nekkid Parrot.

Old Business

- New hall planning – survey is still open until this coming Saturday. Preliminary feedback from 26 respondents is overwhelmingly in favor of a new separate hall. A detailed summary of the results will be done once the survey is closed.
- Reminder the December BOD meeting has been canceled.
- The Sysco food vendor offered to help with kitchen appliance contacts
- The list of available sites being finalized to then be shared, to provide more transparency to the process.
- Still working on options for better lighting around the Pines bathhouse
- Website redesign, the office received 3 bids that are being evaluated. BOD reviewing to make a decision to enhance customer experience and improve office processes.
- Office establishing a separation of buyer/reconciler duties as the new positions and structure are enacted.
- New hall donation fund is currently at approximately \$2800. There are some additional general donations that could also add to this total.
- GM still coordinating visits by emergency responders
- GM is collecting options for a new insurance policy for the ranch. This is proving to be very challenging.
- Status of the photography for the website and for Chris A. A process for photography approval and use needs to be established.

New Business

- **Motion:** Ronnie, 2nd Jamie, unanimous. The new name for the slim gym is the Silver Shack.
- Projection on end of year finances, BOD focus to separate routine maintenance expenses from improvements.
- Working on new staff roles and job descriptions
- Initial planning has begun for new foot bridges from the hall to the pool.

Council and Committee Reports

Council Report

- Recap of full schedule of past and future events
- Dave M is no longer on the council, Council reviewing implications to Pete's status as the second half of that couple appointment.
- 6 new members in the past 30 days, 1 pending application

Fire Safety

- Horn tests continue, as well as the text message test
- Finalizing next year's FireWise submission
- BOD requested the committee to see if the Forestry Service would come speak at one of our meetings.
- The full time fire department may help reduce insurance rates. The GM to request some documentation from the department for both the ranch and site holders.

Marketing Committee

- Request to evaluate options for Internet connectivity at the rental cabins.
- 2 new commercials have been created and are now running in the podcast.
- Request the BOD consider posting QR codes that link to a 'review' website.
- Following up on the request for AANR coupons
- Office collecting first time visitor "how did you hear about us" metrics.

Member questions/comments

- Cracks have appeared in the indoor pool area exterior walls
- A request for clarification on the amount of over payment of the loans. The consolidation loan for example is paid at least 3x more than the minimum.
- Chris A is proposing the ranch could establish an online store for swag under his business. The ranch wouldn't need to pay up front, rather the customer orders would go directly to Bare Bottom Signs to fulfill. The ranch would have the ability to select the available options, colors, and designs. The ranch would simply receive their portion of

the proceeds. This could even include fundraising, with specific items, specified duration, etc.

Adjourn

Motion to adjourn by Jean, 2nd by Ronnie, unanimous. Meeting adjourned at 1221.

Minutes submitted by Jamie M.