

COG Board of Directors Open Session

Minutes
January 18, 2025

Opening

The Open Session of the COG BOD was called to order at 10:02 am in McDade, TX by Crystal W.

Present

Crystal W
Ronnie B
Jamie M
Jean M
Bart W
Linda and Tim (GM)

Melissa (Business Mgr) – not present

Mary (Treasurer)

Approval of Minutes

- Minutes from the previous meeting accepted without discussion.

Treasurer Report

- Profit and loss report distributed
- Year-end review presented, highlighting main income sources and expense types – net profit approximately \$38k
- The employee retention refund received

General Manager Report

- Property taxes paid
- IRS income tax paid
- All taxes current
- Consolidation loan down to approximately \$24k
- Building fund now sits at \$1377

- Cat W's old cabin turned over to Ranch and will be added to the rental cabin inventory, staff is making minor updates
- AANR SW convention next weekend, including a chili potluck on Saturday night
- Warning to members to prepare for winter weather

Old Business

- New hall survey – thanks to all 49 responses – status meeting being held after today's BOD meeting. Nearly 4 of 5 felt a new hall versus a modification or not needed was the best plan
- Requests for second lots – BOD looking to formalize the process, still requiring BOD approval, to include a specific lease for uninhabitable lots. The plan is to have a list for members to sign-up.
- The list of available sites still being finalized
- The site waiting list modernized to include automatic updates based on membership factors and length of time on the list. Feel free to check in with Melissa to inquire.
- Website redesign is underway through a third-party vendor
- For ranch finances, looking to separate the capital from maintenance expenses for better understanding and tracking of spending. Will work with Treasurer to update QuickBooks.
- To address the towels reserving spots at the pool, the council is going to put out some etiquette announcements in the newsletter. The policing of formal rules is viewed as a last resort.
- For the hall to pool foot bridges, asked the GM to look at clearing the dangers to allow for foot traffic in dry conditions.

New Business

- Walls in the indoor pool are showing signs of additional cracks. The support structure (footers) are inadequate. A couple of options have been presented at almost \$5000 and \$11000. BOD to review options to fix versus replace.
- BOD is starting an annual review of the 5-year plan to update what has been done and what needs to be added. BOD is soliciting ideas for additional requirements.
- A request submitted to hold a Car Show, to include an initiative from AANR to hold similar events. BOD is reviewing. Initial feedback is it would need to be revenue generating, not just "a lot of work".
- Shares are available for purchase.
- Straw Poll scheduled for 12 Apr 2025

Council and Committee Reports

Council Report

- Recap of full schedule of past and future events
- No new members in the past 30 days, 3 pending applications
- Meet and Greets canceled on Birthday Dinner Fridays during the winter months

Fire Safety

- Annual certification submitted and approved for this year
- Of note from the California wildfires, eye protection was highlighted

Marketing Committee

- Podcasts and newsletters continue

Member questions/comments

- A request to put physical stops on the doors and windows in the indoor pool to prevent fully closing and trapping humidity

Adjourn

Motion to adjourn by Jean, 2nd by Bart, unanimous. Meeting adjourned at 1102

Minutes submitted by Jamie M.