

COG Board of Directors Open Session

Minutes
March 15, 2025

Opening

The Open Session of the COG BOD was called to order at 10:00 am in McDade, TX by Crystal W.

Present

Crystal W (via Zoom)
Ronnie B
Jamie M
Jean M
Bart W
Linda and Tim (GM)
Mary (Treasurer)

Announcement: A statement on the arrest of two residents was read to the audience.

Approval of Minutes

- Minutes from the previous meeting accepted without discussion.

Treasurer Report

- Profit and loss report distributed
- An explanation of updated chart of accounts provided
- YTD income approximately \$72k, resulting in a net income of approximately \$9k
- The utility line on the P&L was explained to be the ranch's portion of those charges, not including the pass-through charges

General Manager Report

- Thanks to all that helped on the last workday, one more planned prior to the season
- Approximately \$8k in new hall fund
- Currently 122 registrants for the race so far
 - Stay tuned for a race planning meeting, details to follow
 - Volunteers are still needed – visit the ranch website to sign up
- The website redesign project is restarting with new bids

- A member pointed out that there are two websites publicly available. The office will investigate.
- The GM will engage with local law enforcement and emergency responder agencies to offer a visit and tour

Old Business

- No new bids for indoor pool wall repair
- Nothing significant to report on new hall planning, still developing overall cost estimates
- Short-term planning focus is on immediate needs (pool wall, outdoor kitchen)
- Straw poll reminder on 12 Apr
- A member question regarding opportunity for shareholders to ask BOD candidates question at the election. BOD to review procedures to confirm.

New Business

- AANR SW conference 5-8 June

Council and Committee Reports

Council Report

- Recap of full schedule of past and future events
- One new member in the past 30 days

Fire Safety

- Monthly tests conducted, speculating that one horn may not be working
- Volunteer hours being captured for the annual FireWise commitment
- GM requested the committee plan to conduct an evacuation drill
- A brief discussion of accountability of residents and guest in the event of disasters – more planning needed

Marketing Committee

- Offered to assist with website redesign search
- Two commercials included on the podcast advertising the Pines and Pickleball

Member questions/comments

- A member commented that TNS advertises Star Ranch 800-number that is no longer in service
- A member asked if there were any updates on the foot bridges and extended thanks for the work to reopen them

- A question regarding any decisions on rate increases for ranch fees – no decisions have been made at this time

Adjourn

Motion to adjourn by Jean, 2nd by Bart, unanimous. Meeting adjourned at 1054

Minutes submitted by Jamie M.