

COG Board of Directors Open Session

Minutes
Jun 21, 2025

Opening

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

Present

Mark S

Mark B

Jamie M

Jean M

Bart W

Tim V (GM)

Mary (Treasurer) - not present

Approval of Minutes

- Minutes from the previous meeting – Crystal submitted corrections

Treasurer Report

- Profit and loss report distributed
 - Increase of approximately \$7000 in net income from same period last year
 - A brief review of key lines presented
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- Major Account Balances:
 - Checking \$52,460
 - Savings (Tax acct) \$10,215
 - Council Account \$916
 - Consolidation Loan \$15,000
 - Line of Credit \$400
 - Tractor Loan \$11,958
 - Credit Cards \$6,272
- Discussed increasing focus on the tax savings balance

General Manager Report

- Hot tub is intermittently working – troubleshooting on-going with contractor

- Member comment: Nancy requested some improvements to the front of Tara Hall
- Nancy's site (old food truck) – office is in contact with her to be able to have it removed

Food Committee

- Total food costs are down this year – more product being purchased wholesale
- Record sales on Memorial Day weekend

Taxes

- Discussing taxes with the appraiser this week, pre-meeting before official protest

New Building

- Two floor plans developed, one all-wants and another partial solution. A member is in the metal structure industry, he is developing cost estimates for both solutions.
- The two structures have been overlayed on two potential locations on the grounds, simply to give some perspective of size.

Budget

- The draft budget is generally on track with actual expenditures/income

Legal

- Reviewed various law firms and had an initial conversation with one to build a relationship to be able to consult with on liability reduction efforts or unforeseen events. Meeting with this lawyer again this week.

Site Development

- Nothing significant to report on available sites or waiting list
- Considering an application process to review potential leaseholders
- BOD shall develop a site development cost estimate for prospective leasees

Old Business

- Internet service in common areas – conducting performance testing at various locations to assess potential problems. Looking at future improvements and expansion to provide better customer experience.
- Indoor pool wall – nothing significant to report
- Job descriptions – nothing significant to report
- Predator Training course is available – anyone interested can contact the office

New Business

- Looking at revenue sources to cover expenses, given last year was negative net
- **MOTION** – Mark B, 2nd Jamie, accept the pool waterfall repair costing \$3000, unanimous – motion carries
- **MOTION:** Mark S, 2nd by Jean, unanimous, approve revamped website contractor bid of \$1500, one-time fee, includes reservations, public and private sites – motion carries
- A request to the BOD to allow red-band to stay later into the evening – concerns brought up include people not in a condition to drive, how to we police those visitors' departure and potential problems. Tabled for additional discussion.
- Blind golfcart liability discussion – is this event too risky? Adding a safety officer to watch the racers was determined to be sufficient to mitigate risk.
- Suggestion, if a member or returning visitor brings three new visitors, they get a free day pass. Tabled for further discussion.
- **MOTION:** Mark S, 2nd by Mark B, unanimous, approve Marketing \$500 for a google clicks campaign (website) and Marketing \$500 for Facebook marketing – motion carries
- Request for 5 new umbrellas around pickleball courts

Council and Committee Reports

Fire Safety

- Volunteer credits continue – ahead of schedule

Council Report

- Recap of full schedule of past and future events
- Moving Parrot Head weekend off Labor Day, including the live band
- Band now on 20 September, Anniversary Weekend

Marketing Committee

- See new business

Member questions/comments

- More visitors here on Friday – request to fill the water coolers at the pool

Adjourn

Motion to adjourn by Mark B, 2nd by Jamie, unanimous. Meeting adjourned at 1214.

Minutes submitted by Jamie M.