

COG Board of Directors Open Session

Minutes
Jul 19, 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 - not present

Jamie M

Jean M

Bart W

Tim V (GM)

Mary (Treasurer)

Approval of Minutes

- Minutes from the previous meeting accepted without comment

Treasurer Report

- Profit and loss report distributed via email
 - Some discussion on near doubling of both water and propane from the previous year. Additional analysis of these bills is needed to assess amount of increase usage and rates.
 - Rentals up almost 16%
- Major Account Balances:
 - Checking \$45,422
 - Savings (Tax acct) \$25,216
 - Council Account \$916
 - Consolidation Loan \$13,604
 - Line of Credit \$301
 - Tractor Loan \$11,460
 - Credit Cards \$4,802

General Manager Report

- GM looking at the phone system – looking for metrics
- Email accounts are having some issues – investigating
- Predator training still available
- New reservation system being implemented for the office – expecting fully operational by August
- Ranch work golf carts are having issues, looking for inputs from members on potential new vehicles
- Dilapidated food truck – coordination with owner on-going

Food Committee

- 4th of July brought in over \$1800 in food sales
- Looking at possible price increases due to cost of goods

Taxes

- 61-acre tract tax reduced over \$15,000 through the protest process! Bill is now \$24,947.

New Building

- Expecting preliminary pricing for the 2 possible options around the end of August

Budget

- Good news is that expenses are 17% less than planned
- As we look at the rest of the year, look to plan for capital expenses to bring down profit and tax implications

Legal

- Met with one attorney, a positive discussion. To move forward we would need to approve a \$5000 retainer
- **Motion:** Mark S, 2nd by Jean, unanimous, motion carries – approve \$5000 retainer

Site Development

- Some discussion on the cost share of septic installation – the current process is that site developers pay for the materials and possible equipment rental and the ranch provides labor to install.

Old Business

- Internet – still reviewing options to extend service to rental and public areas
- Rate increase – looking at an August timeline to have the BOD vote on a new rate plan. BOD is still in discussion on what the plan would be.
- In-door pool – no updates
- Office job descriptions – pending Rob's return
- Insurance policy review – still awaiting quotes
- Day visitor extended hours for specific events – some discussion around options resulting in the marketing committee action to articulate a plan for approval.

New Business

- Council request for a band was previously approved by the BOD, the BOD expressed some concern that it was put on the Anniversary weekend which already has a booking draw and not on a weekend to see if we could attract visitors.
- **Motion:** Mark S, 2nd by Bart, unanimous, motion carries. Approve expense to seal the limestone around the pool.
- **Motion:** Mark S, 2nd by Jamie, unanimous, motion carries. Approve up to \$3000 to change the filter media.
- Request to council for a quarterly joint meeting.

Council and Committee Reports

Fire Safety

- Site status is in good standing
- A request from the BOD to the committee to educate residents, plan for a table-top exercise with interested parties

Council Report

- Activities reviewed
- Deck crawl tonight and for next 2 months scheduled
- Standardized the membership interview questions
- Currently 312 members

5K Committee

- Approximately 40 registrants already
- Working t-shirt designs
- Looking to enhance the goodie bag
- Possible fundraiser – body painting available prior to the race

Marketing Committee

- Conducted research on Texas population to focus marketing on
- Over 400 new followers on the FaceBook page
- Marketing committee is initiating dialogue with Susan B Komen organization for a potential event to support their effort. More planning needed to develop a concept to discuss with them.
- Nude Radio is advertising Star Ranch and potentially looking to come out to do a live broadcast from the ranch.
- FaceBook posts are being shared by AANR and other clubs increasing our exposure.
- New website under development and looking good, estimating another 30-60 days to complete.

Member questions/comments

- Paula submitted a request to purchase and restore a cabin
- Possible photobooth for selfies at the race – controlled, potentially by an appointed/approved person.
- Chris A answered questions on how he would conduct hog control.

Adjourn

Meeting adjourned at 1138.

Minutes submitted by Jamie M.