

COG Board of Directors Open Session

Minutes
Aug 16, 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 – not present

Tim V (GM)

Mary (Treasurer) - not present

Approval of Minutes

- Minutes from the previous meeting accepted without comment

Treasurer Report

- Profit and loss report distributed via email
 - Memberships, short term rentals and leases trending upward
 - Expenses down from last year
- Major Account Balances:
 - Checking 59,894
 - Savings 30,218
 - Council Fund 538
 - **Bank Assets 90,650**
 - Bank of America credit cards 7,888
 - Consolidation loan 11,000
 - Line of credit 103
 - Tractor loan 10,962
 - **Bank Liabilities 29,953**

General Manager Report

- New reservation system being built by vendor, requesting additional information
- Predator Awareness training – 9 completed
- Food truck – member here last week to begin clean up and removal

Food Committee

- Jan – Jul food sales just under \$15k, 5% increase

Taxes

- Nothing reported

New Building

- Nothing reported

Budget

- Nothing reported

Legal

- Limited liability clause – will work with the lawyer to reduce overall risk to the Ranch

Site Development

- Nothing reported

Old Business

- Indoor pool status – BOD is evaluating seeking engineering analysis and estimates. The question is whether to put money towards determining the problem or to move forward with an alternate solution.
- Rate increase – a discussion on the rationale for why the BOD is considering this increase in light of the financial report is showing increased profit over last year. Capital improvements (indoor pool, outdoor kitchen), salary increases, being a couple of key factors.

New Business

- Proposal to produce a film, partially funded and supported by AANR, at the Ranch. There would be limited filming in public areas. Looking at November timeframe. The

crew and cast would likely stay on the ranch, revenue generating. What do the members think?

- Submit any comments, concerns or questions prior to 15 Sep for final decision
- Non-profit organization - if this change were made it would eliminate shares (shareholders) and the council. At this time, these are not desired changes.
- New front deck on Tara Hall, the quilt fundraiser has raised \$3600. Tommy is developing plans.
- **Motion:** Mark S, 2nd by Jean. Approve construction of the deck at Tara Hall at no additional cost. Unanimous, motion carries.
- Proposed lighting at the pickleball court, members expressed concerns over noise, light pollution, cost, noise of music versus players. Tabled for further discussion.
- Maintenance of leased cabins, discussion on responsibilities, requires further investigation.
- A concern over non-leasing members staying at another person's leased site at no cost. More research is needed to determine what is specified in the lease. Tabled.
- The BOD will review and discuss the governing policy on leasing sites

Council and Committee Reports

Fire Safety

- Recommending ensuring grounds cleared of fuel sources

Council Report

- Activities reviewed
- Currently 313 members
- New membership application submitted to BOD and office for review and approval
- The Council is amending the constitution to include a 6-mo probationary window for new members.

5K Committee

- Request for race day visitors to stay until 7pm, moved from 5pm.
- **Motion:** Mark S, 2nd Mark B, approved extending day visit time to 7pm. Unanimous, motion carries.
- 78 registrants
- T-shirts are available for purchase, as well
- Still looking for volunteers, please sign up

Marketing Committee

- Website near complete, expecting completion in next couple of weeks
- FaceBook ads getting broad exposure
- **Motion:** Mark S, 2nd by Jamie. Approve \$250 per month through October 2025.
Unanimous, motion carries.

Member questions/comments

- N/A

Adjourn

Meeting adjourned at 1205

Minutes submitted by Jamie M.