

COG Board of Directors Open Session

Minutes
Sep 20, 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)

Approval of Minutes

- Minutes from the previous meeting accepted without comment

Treasurer Report

- Profit and loss report distributed via email
 - Highlights of membership review showing increase over last year
 - The legal retainer is currently miscategorized since it not yet an expense and will be corrected.
 - The BOD reported being able to pay off the consolidation loan in the very near future, which is down to approximately \$8100.
 - Total expenses down approximately \$58k through August as compared to this period last year.
- Major Account Balances:
 - Checking 70,577
 - Savings 39,220
 - Council Fund 331
 - **Bank Assets 110,128**
 - Bank of America credit cards 5,077
 - Consolidation loan 8,143
 - Line of credit 0

- Tractor loan 10,463
- **Bank Liabilities 23,683**

General Manager Report

- New reservation system is in development and intended to go live sometime after the race.
- The “taco truck” has been removed, the site clean-up still in progress but looking fantastic – thanks to Tommy
- GM suggesting new lawn equipment and will present option to the BOD

Food Committee

- Expenses are down and revenue is up

Taxes

- Nothing reported

New Building

- Nothing reported

Budget

- Nothing reported

Legal

- No progress on limited liability clause

Site Development

- Nothing reported

Old Business

- Indoor pool status – seeking people to participate in a committee to review options
- Film project – delayed due to the crew funding and scheduling, likely to spring
 - The plan is to produce a summary and survey to send to our ranch community to solicit input – tabling decision
- Rate increase – BOD reviewed operating increases over the past 5-yrs and necessary capital improvements. Rate increase table was provided for review that is projected to go into effect on 1 Jan. The current grandfathered rates are being phased out over a 2-yrs

period. The increases are projected to be approximately \$60k. The members present questioned the reason or need for increased revenue.

- **Motion:** Mark S, 2nd Jean, approve proposed rate increases effective 1 Jan, Mark S, Jean, Bart, Jamie vote – yea, Mark B – abstain, motion carries
 - Comment: Bart – need a deliberate plan for the increase revenue
- Porch on Tara Hall, BOD awaiting design before approval
- DNO insurance receiving options from an agent, should have a quote in the coming weeks

New Business

- Lights on one pickleball court informal estimate is approximately \$3k, pending formal request to BOD
- Emergency Action Plan in progress
- GM requesting approval of \$1400 to relocate the storage shed from Hale and Nancy's site for maintenance
- Office winter hours start after the Chilly Cheeks
- GM to develop plans for creating a rental cabin at Hale and Nancy's, pending a cost estimate for approval
- Scheduling Aqua to bring out a trained dog to help detect water leaks (sniffs for chlorine). Water usage is down through repair of a couple of leaks but we suspect there are more that have not been found.
- A list of offenses that define areas of concern for non-admittance was provided for discussion and consideration. Between the BOD (GM) and the Council, there is potential for disconnects and presents a need for collaboration between these two groups. The primary debate is whether to favor stricter checklist or a more subjective approach.

Council and Committee Reports

Fire Safety

- Reminder to check fire extinguishers and detectors

Council Report

- Activities reviewed
- Currently 314 total members
- 7 new members

- A request for approval for the Just Married Band in Mar of 2026, \$800 fee and 2 nights stay.
- **Motion:** Mark S, 2nd Jamie, approve proposal for Just Married Band, unanimous, motion carries.

5K Committee

- 139 registrants thus far
- Everything on-track – please come out and support

Marketing Committee

- Website nearing final completion

Member questions/comments

- Special thanks to Richard for his efforts on the after-action report of the recent residency fire.
- Suggestion to name the Sand Volleyball Court after Merle, BOD will review the request.
- Request to conduct member input (affinity voting) on capital improvements.

Adjourn

Motion to adjourn, Mark S, 2nd by Jamie, unanimous. Meeting adjourned at 1153

Minutes submitted by Jamie M.