

COG Board of Directors Open Session

Minutes
Oct 18, 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)

Approval of Minutes

- Minutes from the previous meeting accepted without comment

Treasurer Report

- Profit and loss report distributed via email
 - Review of year-to-date income and expenses provided, income showing increases over last year
 - Maintenance expenditures significantly down as compared to last year
 - Net income for the year is approximately \$111k
 - A benefactor or two has donated \$9000 and a new utility vehicle for the housekeeping crew – a huge thanks to these generous donors
- Major Account Balances:
 - Checking 68,213
 - Savings 39,223
 - Council Fund 325
 - **Bank Assets 107,762**
 - Bank of America credit cards 6,482
 - Consolidation loan 0
 - Line of credit 0
 - Tractor loan 9,965
 - **Bank Liabilities 16,448**

General Manager Report

- Predator awareness training – Mark S approached the council to make this training mandatory for all new members, the council recently voted to make this a requirement. Jean expressed concern with the manner this was implemented and suggested polling the membership to reassess this requirement. A number of members expressed their concern with making it a requirement and the initial perceptions new members will get from this. The conclusion to the discussion was to bring this back up at the next council meeting and consider polling the membership.
- Cabin H2 being assessed for future renovations.
- 2 water leaks found and repaired, the Aqua dog was called off since the meter is showing normal flow
- Indoor pool and hot tub – the pipes in the concrete are broken resulting in significant water loss and possible damage to the heater. The pool is shut down.
- **Motion:** Mark S, 2nd by Jean, discontinue maintaining the indoor pool and hot tub. Unanimous, motion carries.
- Research in Austin on options that are available resulted in estimates around the \$20k mark.
- **Motion:** Mark B, 2nd by Mark S, pre-approve up to \$25k to purchase new or used hot tubs, unanimous, motion carries.

Food Committee

- 10% increase in sales over last year

Taxes

- Nothing reported

New Building

- Nothing reported

Budget

- Nothing reported

Legal

- Nothing reported

Site Development

- Nothing reported

Old Business

- Emergency Action Plan – out for review. BOD is conversing with the fire department and water utility to determine feasibility of a hydrant on Eely. BOD is looking at catering a meal to the local fire department, as a thanks. Finally looking at emergency vehicle accessibility on the grounds.
- **Motion:** Mark S, 2nd Mark B, approve up to \$14k for a new lawn mower at a time determined by the GM, unanimous, motion carries.
- BOD is seeking a new CPA, seeking recommendations
- BOD will look to schedule a town hall to look at options for a new pool.
- Filming on the ranch delayed and discussion tabled

New Business

- Requesting GM look at maintenance for cabins in the off season

Council and Committee Reports

Fire Safety

- Nothing reported

Council Report

- Activities reviewed
- Currently 316 total members

Marketing Committee

- Website development complete, in pre-publish review

Member questions/comments

- Member asked for clarification on the legal retainer – our funds are held in a state-level account non-interest bearing for the lawyer or us.

Adjourn

Motion to adjourn, Mark S, 2nd by Jamie, unanimous. Meeting adjourned at 1120

Minutes submitted by Jamie M.