

## **COG Board of Directors Special Open Session**

Minutes  
Nov 1, 2025

### **Opening**

This special 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**

- N/A

### **Treasurer Report**

- N/A

### **General Manager Report**

- N/A

Food Committee

- N/A

Taxes

- N/A

New Building

- N/A

Budget

- N/A

## Legal

- N/A

## Site Development

- N/A

## Old Business

- Today's special session was for the purpose of discussing options for solutions to the indoor pool and hot tub problem.
  - Design goals
    - Must be designed for use in a commercial environment and warrantied for such use
    - Must comfortably accommodate at least 20 guests at a time between the spa/hot tub and the pool and preferably more
    - Must be ADA compliant for ingress/egress of the building and, as far as possible, into and out of the pool and/or spa/hot tub
    - Should be movable between locations to ensure a longer usable lifespan
    - Should allow for different temperature settings between the pool and spa/hot tub
    - Should not require any unique care techniques or specialized chemicals or service to maintain warrantee or usability.
  - Pool/Hot tub options discussed
    - Shipping container converted pool
    - Steel pool (stock tank style)
    - Fiberglass pool
    - Swim spa discussed, not presented
    - Two smaller (6-person) hot tub option discussed, not presented
  - As a point for consideration, revenue for visitors in Jan and Feb is roughly \$6000. The historical impact of not having a pool/hot tub options is in excess of \$3000/per winter month.
  - Building options discussed
    - Traditional metal garage style building
    - Quonset hut style building
    - Sunroom style building
  - General comments and discussion
    - Discussion of removing the 3 exterior walls of the existing pool room and backfilling the pool and hot tub for a new surface to place new tub and pool. The back area could be covered with a sunroom structure.
    - Attendees expressed interest in putting a portable hot tub near the shuffleboard court as an immediate solution that can be used in the future.
    - The loss of revenue is a significant contributor to cover the cost of repairs and solutions.

- Consensus is to look at a portable hot tub in the shuffleboard area and rebuild the the room for the shipping container pool and the hot tub. This plan could be between \$80-100k.
- **Motion:** Mark B, 2<sup>nd</sup> by Bart, purchase a roughly 10-person portable hot tub not to exceed \$25k project cost; unanimous, motion carries.
- The BOD is exploring demolition and rebuild bids.

### **New Business**

- N/A

### **Council and Committee Reports**

#### **Fire Safety**

- N/A

#### **Council Report**

- N/A

#### **Marketing Committee**

- N/A

#### **Member questions/comments**

- N/A

**Adjourn**

Motion to adjourn, Mark B, 2<sup>nd</sup> by Jamie, unanimous. Meeting adjourned at 1145.

Minutes submitted by Jamie M.