

COG Board of Directors Open Session

Minutes
Nov 15, 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
- Review of year-to-date income and expenses, both membership and non-membership income is up from the same period last year.
- Major Account Balances:
 - Checking \$98,058
 - Savings \$39,227
 - Council Fund \$416
 - **Bank Assets \$137,701**
 - Bank of America credit cards \$5,179
 - Line of credit \$25,000
 - Tractor loan \$9,467
 - **Bank Liabilities \$39,646**

General Manager Report

- New leases being prepared and expected to be sent out digitally.
- Rate increase notices sent to members

Food Committee

- 9% increase in sales over last year; however a recent reduction over the past month

Taxes

- Nothing reported

New Building

- Nothing reported

Budget

- Nothing reported

Legal

- Nothing reported

Site Development

- Nothing reported

Old Business

- New hot tub has arrived and staff is working to get it set up
- \$15,350 bid to demo the back pool room, includes removal of walls and roof, removing the pool and hot tub and backfilling the resulting hole.
- **Motion:** Mark B, 2nd by Jean, accept bid for demo of old pool room, pool and backfilling the hole. Unanimous, motion carried.
- DNO insurance – all inquiries have been rejected thus far; GM continues to inquire with insurance providers.
- CPA search is still outstanding, no updates at this time.
- Movie request – details of the request and survey provided to membership via email. Dave M provided a summary of the movie and the request of Star Ranch. He answered member questions.
- **Motion:** Bart, 2nd by Jamie, BOD agrees in principle to approve “Disrobed” to be in part filmed at Star Ranch, pending formal contract negotiations. Yea – Bart, Jamie; Nay – Jean, Mark S; Abstain – Mark B. motion fails.
- **Motion:** Jamie, 2nd by Bart, BOD requests formal documented requirements for review and approval from the makers of “Disrobed”, Yea – Bart, Jamie, Jean; Nay – Mark S; Abstain – Mark B. motion carries.
- Rate increases – a member brought up the motion from 2022 that potentially indicates rates were fixed at that time. The question of new rate increases is brought into question. The BOD will review and consider the previous motion.

New Business

- End of year cash position, BOD reviewed current income and savings, to reduce the tax burden for this year. Looking at demo of pool room, hot tub, and mower as needed expenses.
- Deer population – some members have expressed that we have overpopulation. A concern of the rapid growth and likely continued increase without any intervention. Recommendation is to seek Texas Parks and Wildlife guidance.
- Council budget request for 2026 - \$6500. BOD requested more detail on the items listed on the budget. Tabled.
- Emergency action plan – fire department visited. They did not show concern with the width of the roads. They requested gravel in the soft areas. They reviewed the ranch water connection points (hydrants) and will provide feedback on how to remedy them. There is a request for “zone captains” to be identified for each area.
- Water department is conducting a feasibility study for hydrants on Eely road.
- The hot tub is anticipated to be ready in a couple of weeks.
- Cabin 12 estimates still pending.

Council and Committee Reports

Fire Safety

- Nothing reported

Council Report

- Activities posted on the calendar through the holidays
- Currently 317 total members, 11 new interviews

Marketing Committee

- Website initial development is complete, pending minor updates before release.

Member questions/comments

- Member asked about securing the creek line along the entry drive. The BOD is evaluating solutions.
- Member requested an update on the BOD budget – nothing to report at this time.

Adjourn

Motion to adjourn, Jean, 2nd by Mark B, unanimous. Meeting adjourned at 1220

Minutes submitted by Jamie M.