

COG Board of Directors Open Session

Minutes
Feb 21, 2026

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 – not present

Jamie M

Jean M

Bart W

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 and discussed.
- Major Account Balances:
 - Checking - \$35,703
 - Savings - \$6,159
 - Council Account - \$5,361
 - **Bank Assets \$47,223**
 - Line of Credit - \$21,000
 - Credit Cards - \$11,212
 - Tractor Loan – unable to log in and pull latest balance
 - **Bank Liabilities \$32,212**

General Manager Report

- Cabin 12 remodel estimate submitted to BOD for review and approval.
- Lease renewals nearing completion, still a few outstanding.
- New reservation system going live this week.

Food Committee

- Nothing reported

Taxes

- Nothing reported

New Building

- Nothing reported

Budget

- Nothing reported

Legal

- Nothing reported

Site Development

- Nothing reported

Old Business

- Hot tub maintenance being completely performed by a designated member and a new sign for max occupancy and no glass to be posted.
- Property insurance and kitchen status – a member has a potential lead for necessary kitchen remediation. One quote obtained for a fire suppression system for approximately \$20k. Consensus was that this is a necessary expense, just need to finalize and accept a bid.
- Budget – finalizing based on feedback, once complete these will be added to QuickBooks for routine tracking
- 5-year plan review – planned affinity voting for next weekend
- Emergency Action Plan – the 2-way radio system is installed and functional

New Business

- Jack R, a longtime member, recently passed
- All cabins are being re-opened from the winter closure

Council and Committee Reports

Fire Safety

- Nothing reported

Council Report

- Activities posted on the calendar through 2026.
- TV game show night tonight
- Next weekend is the chili and pie competition and auction.

Marketing Committee

- The logo on the new website reverted back to the 'star'.

Member questions/comments

- By-laws and policies on the website are not complete or accurate. The policies are also not available to visitors.
- Disparity of verbiage on late check-out on the website, this verbiage is inaccurate
- The calendar on the website is not displaying properly
- A member expressed significant concern over the privacy and security of lot U1 – the BOD shall discuss the matter with the resident

Adjourn

Motion to adjourn, Jean, 2nd by Jamie, unanimous. Meeting adjourned at 1033.

Minutes submitted by Jamie M.