

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

July 16, 2016



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Saturday, July 16, 2016, in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by President, Myrna Cassel. The following directors present constituted a quorum: Cassel, Bill Herman – Vice President, Dan Sullivan – Secretary, Sandra Hagen – Treasurer. Director Ann Barron was absent. Also present was Richard Lawrence – Executive Officer and Monique Jensen – Executive Secretary.

APPROVAL OF MINUTES: Sullivan moved to approve the minutes with corrections for the June 18, 2016 meeting. Hagen seconded the motion. *Motion passed.*

SECRETARY'S REPORT: Sullivan read aloud a letter from Martha Pardron thanking Fort Clark Springs Association for support and assistance in making the 4th of July Celebration a great success.

TREASURER'S REPORT: Hagen read aloud the bank balances as of July 13, 2016. She continued with the July 2015 actual and July 2016 estimated bank transfers. Hagen moved to approve the transfer of funds estimated for July 2016. Sullivan seconded the motion. *Motion Passed*

EXECUTIVE OFFICER REPORT:

Lawrence was out of town due to a death in the family. Jensen read from Lawrence's prepared report.

The accounting staff and all who approve bills are scrutinizing them to ensure bills paid are current, and that we are paying for service and product that we receive. The electricity at Dickman Hall was tested recently and no issues were found. The elevator did go up but not down. The air conditioner worked downstairs but not the kitchen, and the unit in the bar was damaged in the hail storm. Progress to equip the bar is moving forward. If all goes as planned we hope to have a Grand Opening target of middle of August and details will follow. Repair work on hail damaged roofing will start on July 20. The Palisado Building and Administration Building will be the first. The golf cart path along the Las Moras Creek leading up to Unit 1, discussed in a previous meeting, has been cleared and is accessible for the membership. Additional work is planned. This year the swim park has been doing very well. Last year's total from Memorial Day to July 3rd generated \$596.00. The same time period this year has generated \$5900.00. There are staffing issues in our Maintenance Department. We have lost a few employees to higher wages paid elsewhere. The trash truck is in service again. Las Moras Grill was closed the last week of June for renovations, cleaning, and makeover. It will reopen with a new menu. A Las Moras budget was put forward to the Board for information and consideration.

Presentation: M.U.D. Plans for Wastewater Treatment Required by TCEQ

Randy Castilla from Fort Clark M.U.D. presented an update on the TCEQ requirement regarding the discharge of wastewater into Las Moras Creek. M.U.D. had had a discharge permit at the time but they no longer qualify for that permit. Possible solutions have been explored from discharging in a dry creek bed of Imperial Creek to creating a retention pond on Fort Clark Springs Golf Course. A grant proposal was submitted for a retention pond because that was the most cost effective plan and M.U.D. believes it will beautify the golf course. The pond will be treated so there won't be a smell. The size and dimensions are yet to be determined, but the pond could hold eight to ten million gallons of water. Castilla will keep Lawrence posted.

COMMITTEE AND ORGANIZATION REPORTS:

Architectural Committee: Dave Crowe reported that permits specifically for roof repairs have slowed down. In July, 13 permits submitted were approved. There was no meeting last Tuesday because there were no permits submitted.

Golf Committee: Debbie Isaacs reported for the month of June 375 prepaid and 112 pay as you play with a total of 487 members play. There were also 76 guest members, 5 students, 1 military, 3 groupon or gift certificate players and 51 tournament players. This was a total of 622 players which is down 92 players from May. However, it is an increase of 112 more players from last year at the same time. A benefit Tournament for Helen Seargeant, Pro Shop Manager, has been scheduled for July 23. All proceeds will be donated to Seargeant for her cancer treatments. Border Bash is scheduled for July 30.

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Preservation Committee: Garland Young reported the door ordered for Dickman Hall was incorrect. A new door will need to be ordered. The committee approved \$3000 for the Airport Hangar Glass Project. The termite problem at the horse stable will be classified as an emergency and bids will be solicited.

Recycling Committee: Judy Winchell reported the first load of cardboard did get shipped and we have not received notice of the outcome. Requirements for #1 plastic has changed and all must be baled before shipping. Price of paper has gone up from \$10/ton to \$40/ton. Volunteers are still need for a two hour per month commitment.

RV Committee: Cassel read Diana Stewart's report. RV Park is slow except for weekend visitors and permanent residents. Bikers and tent camper continue to stay.

Recreation: NO REPORT.

Airport Advisory Committee: Ray Goodson reported that 20 out of 60 windows have been replaced. The support from the Preservation Committee should complete the project. Recently we did have a fly-in visitor who stayed the night.

COMMUNITY COUNCIL REPORT: Community Council did not have a meeting in July.

ACTION ITEMS:

Consideration for Approval - Appointment of Agent for Property Tax Matters

Sullivan moved to appoint Richard Lawrence as the Agent for Property Tax Matters for Fort Clark Springs Association. Hagen seconded the motion. *Motion passed.*

Consideration for Approval - Contract for Non-Roof Hail Damages

Hagen presented to the Board members an anonymous break-down of comparisons of bids for non-roof damages. Only two companies submitted bids. The four companies from the roof repair comparison were given the same opportunity to bid. Hagen recommended and moved to approve Contract C for \$115,203.03 for non-roof repairs. Sullivan seconded the motion. *Motion passed.* Contract C is Elite Roofing Company.

OLD/UNFINISHED BUSINESS:

Discussion: Declaration Revisions

Cassel stated the documents were submitted to our attorneys who brought forward questions. We are preparing responses.

Report of Vote by E-Mail:

Cassel reported the Board voted to increase the amount of purchase for the washer and dryer for the Motel that was approved in last month's meeting. It was found that the retailer would not sell the washer and dryer to our company because we were not located in California which is where they were located. A set was found in Texas but the price was greater. The vote was unanimous.

Update on TexaNet

No update was available.

15-Minute Discussion Period

Garland Young: Thanked Sandee Hagen for her work with the bid comparisons. Melissa Simon: Thank you for the trail by Unit 1. However, she recommend safety measures be put in place to keep people safe when they round the corner; she wanted to know how to get a historical marker for the stable. Garland Young recommended she contact Bill Haenn. Katie Brown: Suggested for a marker to state ATV's are not allowed on the trails. John Rosettsky: Who's checking the kids coming out of the pool area? Mary Partlow: Thank you for pushing Randy Castilla from M.U.D. earlier on the agenda and not making him wait the duration of the meeting. She questioned whether there was a standard for the color of roof shingles in the Historic District. How do we stop people from putting gray roof shingles on their homes?

RECESS OPEN MEETING TO GO INTO EXECUTIVE SESSION: TIME: 10:28 a.m.

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RETURN TO OPEN SESSION – Oral Summary of discussion held: TIME: 11:36 a.m.

Executive Session discussion included membership issues; a request from the Water Board for support; a change in our credit card; and signatures for update.

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on August 20, 2016, at 9:00 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 11:38 a.m.



Myrna Cassel, President

Dan Sullivan, Secretary