

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

August 20, 2016



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Saturday, August 20, 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, and Ann Barron – Director. Also present were Richard Lawrence – Executive Officer and Monique Jensen – Executive Secretary.

APPROVAL OF MINUTES: Sullivan moved to approve the minutes with corrections for the July 16, 2016 meeting. Herman seconded the motion. *Motion passed.*

SECRETARY'S REPORT: Sullivan read aloud an e-mail from Richard Laxson regarding raising golf rates. Sullivan also read aloud an e-mail requested by Steve Diller addressing Lawrence not being transparent in his work. Sullivan requested Lawrence read aloud his response to Diller which Lawrence did asking for patience and introduced the e-newsletter for which Lawrence will be personally responsible. Sullivan finally read aloud a letter from the M.U.D. Board regarding its decision to give three FCSA members access to lots by way of M.U.D. roads.

TREASURER'S REPORT: Hagen read aloud the bank balances as of August 17, 2016. She informed the membership a second payment was made Elite Roofing Company according to contract. She continued with the actual bank transfers for July 2015 and July 2016. She read the August 2015 actual bank transfers and the August 2016 estimated bank transfers. Hagen moved to approve the transfer of funds estimated for August 2016. Sullivan seconded the motion. *Motion Passed.*

Lawrence noted that the Board received a revised June 2016 Profit and Loss statement due to a transfer of funds mistakenly counted as revenue. Hagen moved to approve the revised Profit and Loss statement for June 2016 as a preliminary draft. Statements aren't final until our financial audit is completed. Herman seconded the motion. *Motion passed.*

President's Announcements:

Cassel said the Declarations of Protective Restrictions has been with our legal representatives for most of the summer. Hagen, Sullivan and Cassel met with them in a telephone conference in July. We hope to meet the deadline for a vote early in 2017. No Board position will be opening up next year, so no Board of Director election will take place. Instead of appointing a Search and Certification Committee in September, as required by the current Bylaws, we could appoint an Ad Hoc Bylaws Committee. The Board of Directors will be evaluating Lawrence over the next month before providing a new contract October 1.

EXECUTIVE OFFICER REPORT:

Lawrence gave a general budget analysis. He stated that revenues exceeded projections and expenses are less than projected. June and July swimpark income brought in revenue for recreation totaling more than the eight previous months combined. RV Park made a modest profit. The new e-newsletter 'HQ Dispatch' hit the virtual newsstand yesterday. Submissions may be made through fcsa@fortclark.com. The e-newsletter has a new look with have updated information. The restaurant will re-opening on September 2, at 3:00 p.m. We are having a contest to give it a new name. Please submit entries to fcsa@fortclark.com. The prize will be a gift certificate for two for a sandwich, salad, or soup, or pizza. We still don't have an opening date for the bar at Dickman Hall. The delay is due to the reinstatement process required by TABC.

Recently, our insurance broker informed us that volunteers serve at their own risk, but are covered under our liability policy if they cause damage to another's property. Lawrence announced the call for a volunteer army and a coordinator to coordinate them. Texas Mutual has given us a dividend of over \$5000 for our good safety record. Hunting season preparations are in process with meetings with the State Biologist, and Game Wardens. Dates for the hunts are being proposed. We appreciate M.U.D. for painting the stripes on the roads.

COMMITTEE AND ORGANIZATION REPORTS:

Architectural Committee: Dave Crowe reported that 24 permits for repair and improvements were submitted since the last Board meeting. Twenty-two permits were approved and two tabled. One of the tabled permits was later approved.

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Golf Committee: Debbie Isaacs reported there were 341 prepaid and 120 pay as you play rounds for the month of July. There were also 114 guest members, 9 students, 3 military, 13 gift certificate players and 49 tournament players. This was a total of 757 players, up 135 from June. Thank you to all who participated in the fundraiser tournament for Helen Seargeant. Two tournaments were held for her which raised more than \$6000. Upcoming tournaments: "Happy Cervantes," name changed to Fort Clark Memorial Tournament to honor past members, Labor Day tournament, and Seminole Tournament. BSD Golf Team would like to partner with our Golf Association to encourage the golf team to participate in tournaments and encourage kids to play.

Preservation Committee: Garland Young reported no meeting was held last month because there wasn't a quorum present. He gave a report of recent projects: porch and front of Seminole Hall; windows and roof of Fire Station; roof of Art Studio; wall of Palisado Building; side door of Dickman Hall. Next month they will call for bids for the termite damage at the Horse Stables. The Committee gave \$3000 to the Airport Window Project.

Recycle Committee: Judy Winchell reported a check was received for the first load of baled cardboard. The gross amount of the check was \$2041.55 and after deductions owed to CTRA and for shipping and supplies the net amount was \$1273.00. Winchell also announced there will be a meeting with BSD representatives on August 23 to discuss the carton recycling program. Benefits to Fort Clark would be a possible grant of \$2000 over two years. Price of paper has gone up, while #1 plastic and steel cans are going down. Recycling still needs volunteers.

RV Committee: Cassel read from Diane Stewart's report that numbers of visitors are leveling off for the summer. Bible study continues to meet.

Recreation: NO REPORT.

Airport Advisory Committee: Ray Goodson reported that 25 windows were installed with 5 remaining on one side of the hangar. Work on those and the opposite side will resume when the weather starts to cool. Glass was purchased to continue the work. Repair on the roof will start when temperatures cool. Monies from insurance will cover those costs. Overhead lights for inside the hangar and a nightlight for the front were purchased. Fire extinguishers have been replaced. General clean up and moving continues.

COMMUNITY COUNCIL REPORT: Chuck Fields reported that Norma Rowland tendered her resignation as President. She will not be returning to live at Fort Clark Springs.

ACTION ITEMS:

Consideration for Approval – Insurance/Risk Package for 2016/2017

Sullivan noted that Warren Blesh our insurance broker of Porter Insurance covered a potential loss FCSA would have experienced due to their oversight on one of our policies. Hagen explained our new policy premium has increased approximately \$15,000.00 likely due to the size of the hail storm claim. Hagen moved to accept the premium summary for 2016/2017 with the caveat that the bottom line figure may change. Sullivan seconded the motion. *Motion Passed.*

Consideration for Approval – Assessment Increase

Hagen stated after calculations with the current CPI that assessments could only be increased to 40 cents without membership vote. This would be an increase to revenue of \$14,383 for the year. All directors agreed it would be a benefit but preferred to delay any increase and to revisit the discussion for next year. Hagen stated the topic should be discussed every year. Barron moved to delay any increase in assessments. Sullivan seconded the motion. *Motion passed.*

Consideration for Approval – Executive Committee's Recommendation for Board Finance Advisory Committee

Hagen, Executive Committee Member, moved for the Board of Directors to authorize the creation of Finance Advisory Committee. Barron seconded the motion. *Motion passed.*

Approval of Contract for Hail Storm Damage Repairs

Hagen presented to the Board members an anonymous break-down of comparisons of the four bids for roof repairs only. Bids ranged from \$380,000 to \$397,000. Based on her comparisons Hagen recommended and made the motion to accept the bid of Roofing Company A at the cost of \$387,832.69 for roof repairs only. Herman seconded the motion. *Motion passed.* Roofing Company A is Elite Roofing Company.

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OLD/UNFINISHED BUSINESS:

Report on Vote by E-Mail:

Approval of Repairs of A/C at Las Moras Grill. Original Quote was \$3000.00.

Update on TexaNet:

Barry Cariaga made a presentation of the internet that exists in this area and what they can offer. The company is waiting on licenses to be approved to start services to residents in this area. It should be approximately two weeks before the first customers expect to sign up for high speed internet.

NEW BUSINESS:

Discussion – Rate Increase for Golf, Motel, RV Park

Hagen moved to table any approval or further discussion of increases for golf, motel, and RV Park rates. Sullivan seconded the motion. *Motion Passed.*

15-Minute Discussion Period

John Rosettsky: Made concerns to Mr. Lawrence. Henry Cannon: Owned 3 successful Bars. Jukebox is the money maker. Hire the help that knows the business. Hire the right people and you will be successful. Woodie Hornburg: You, Board of Directors, were elected by the majority of the membership. How serious are you taking your oath? Are you fulfilling your obligation? We all heard your reassurance that you are representing all members. Mary Partlow: Can wait until Monday. Allison Watkinson: Commended the HQ Dispatch. In the ‘Dispatch’ can you send condolences when the flag is lowered so that we know who it was lowered for? On behalf of Community Council she asked if arrangements had been made regarding the electric bill? Can we look into how much the electricity actually costs? Debbie Isaacs: Requested for Jacob Mann to be appointed to the golf committee. Is there a way for the appointment to be made today?

RECESS OPEN MEETING TO GO INTO EXECUTIVE SESSION: TIME: 12:22 p.m.

RETURN TO OPEN SESSION – Oral Summary of discussion held: TIME: 1:58 p.m.

Executive Session discussion included a contract with TexaNet to provide internet and phone services for Fort Clark Springs Association, Inc. business administration. Hagen move to approve work order agreement with TexaNet to provide service for internet and phones. Barron seconded the motion. *Motion Passed.* Sullivan called for voice vote: Hagen – Yes; Herman – Yes; Cassel – Yes; Sullivan – Abstain; Barron – Yes. Also discussed during executive session was Isaacs’ request to appoint a Golf Committee Member. The Golf Committee recommends Jacob Mann to fill the open position left by Debra Jo Tischler. Hagen moved to appoint Jacob Mann to the Golf Committee. Sullivan seconded the motion. *Motion Passed.*

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on September 17, 2016, at 9:00 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 2:04 p.m.

Myrna Cassel, President

Dan Sullivan, Secretary