

## Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

November 19, 2016



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Saturday, November 19, 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, Vice President Bill Herman, Secretary Dan Sullivan, Treasurer Sandra Hagen, Director Ann Barron. Also present was Executive Officer Richard Lawrence and Executive Secretary Monique Jensen.

**APPROVAL OF MINUTES:** Sullivan moved to approve the minutes with corrections for the October 15, 2016 meeting. Hagen seconded the motion. *Motion passed.*

**SECRETARY'S REPORT:** No correspondence

**TREASURER'S REPORT:** Hagen read the bank balances as of November 16, 2016. She continued with the actual bank transfers for October 2015 and the 2016 actual bank transfers. She read the November 2015 actual and November 2016 estimated bank transfers. Hagen moved to approve the transfer of funds estimated for November 2016. Herman seconded the motion. *Motion Passed.* Barron stated she would like a complete report of the Las Moras account.

### **EXECUTIVE OFFICER REPORT:**

Lawrence began his report with a budget analysis and noted Maintenance, Security, Pro Shop, Motel, and RV Park are operating under budget. Las Moras Creekside Deli had a loss but we continue to watch and tweak the operation each month. He is meeting with restaurateurs who may be interested in leasing Dickman Hall Restaurant with a privately operated full menu. We continue to wait for further instructions from TABC and the State Comptroller regarding Dickman Hall Bar. Also, a very heartfelt thanks goes out to Mrs. Helen Marie Jones for her contribution of furnishings for a cozy and comfortable lounge area in Dickman Hall. Old Quarry Amphitheater electrical has been restore. The plan for new benches includes volunteer help.

New Overtime Rule from the Department of Labor goes in to effect on December 1. New policy to limit overtime and compensation of overtime will be needed.

The Trash Truck has arrived. Maintenance Department is committed to keeping records of maintenance on all equipment. Illegal dumping in Unit 1 is now being monitored by camera. Two \$200 fines have been levied for removal of debris.

Recently, Staff Sergeant CJ Shealy was on Fort Clark Springs sponsored by the Pathfinder Outdoors Organization. Sergeant Shealy participated in very successful hunt to be viewed on Hunt TV.

Airport Advisory Committee has been asked to revisit the governing documents concerning the Airport and develop new regulations to present to the Board of Directors.

### **COMMITTEE AND ORGANIZATION REPORTS:**

**Architectural Committee:** Dave Crowe reported 20 applications in October. He advised the membership to research the CC&R's for their individual Unit and to be detailed with information such as color of paint, tie downs, and materials list.

**Golf Committee:** Hagen read Debbie Isaacs report. Rounds of play for last fiscal year was 10,035 rounds. Golf Committee will pay for new valves, new signs for the greens. Administration and Golf Maintenance and Golf Course employees are meeting weekly to discuss issues and setting standards for golf course maintenance and Pro Shop.

**Preservation Committee:** Garland Young reported the approval of a contract for the Horse Stables. The horses must be removed while work is being done. Next project is likely to be the Adult Center.

**Recycle Committee:** Judy Winchell reported another load is ready to be shipped. We have eight bales of plastic bottles. Please do not leave trash at the gate or throw it over. Volunteers needed for Saturdays. Carton recycling grant was approved, bring cartons rinsed.

**RV Committee:** Hagen read from Diane Stewart's report that cyclists and Winter Texans are returning.

**Recreation:** NO REPORT.

**Airport Advisory Committee:** Ray Goodson reported they will meet to address the governing documents. The airport is gaining popularity with requests to land by nonmembers. Restoration of the Hangar is moving forward with repairs on the roof and windows. Windows on the unfinished side of the hangar are in progress.

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**COMMUNITY COUNCIL REPORT:** Gina Forrister read aloud the purpose of the Community Council from the Community Council Constitution. She advised membership to bring issues to Community Council's second Saturday of the month meeting at 10:00 a.m. in the Board Room.

### ACTION ITEMS:

#### Consideration for Approval – Teen Center Repairs

Hagen moved to accept the bid for the Teen Center repairs in the amount of \$13,190.09. Herman seconded the motion. *Motion passed.* Hagen asked for approval of the second draw for Elite Roofing for exterior repairs to be added to the agenda. She moved to approve the second draw per contract to Elite Roofing. Sullivan seconded the motion. *Motion passed.*

#### Consideration for Approval – Final Version of the Declaration of Protective Restrictions for Membership Vote

Cassel stated the Board is prepared to stand behind the document that has been prepared. Sullivan moved to send out the Declarations including a ballot with the notice for the Annual Meeting. Herman seconded the motion. *Motion passed.*

#### Consideration for Approval – Point of Sale System for Deli and Dickman Bar

Sullivan moved to table the question of the POS System to December's meeting. Barron seconded the motion. *Motion passed.*

### OLD/UNFINISHED BUSINESS:

#### Security Gate

Lawrence stated at the last meeting the question was asked if we have the money for this gate. After looking at the budget he identified \$24,000.00 to pay for the gate. He believes the cost will be covered. Hagen raised the question of whether this needs to be polled by the members.

### Report of Approvals by E-Mail:

#### Wildflower Project

Cassel explained the Wildflower Project is taking place along the walking track on Fort Clark Road, the Post Theater, and the sidewalk going down to the Pool.

#### Payment for Trash Truck

Money was borrowed from the Hail Storm Damage Fund to get the truck immediately. The funds will be repaid from the supplemental assessment

#### Fence Encroachment

FCSA will pay for a portion of the removal of the fence that encroaches.

### 15-Minute Discussion Period

Woodie Trotter: Concerned about the \$45 assessment. Doesn't believe she should have to pay per lot. Jan Metcalf: Thanks to each member of the Board for their work. Documentation and accountability is a positive for the security gate. Reminder of the Lighting and Toy Give Away on Dec. 2nd for the Frontier Christmas activities. Also, the tour of homes will include Barbara Simmons' home and other historical buildings. Darlene Sandwick: Concerns about the appearance of the RV Park. Mary Partlow: Depreciation appears in the financial twice. Woodie Hornburg: Doesn't agree that FCSA should pay a portion of the encroaching fence. Kathy Warm: Hopeful for Dickman Hall Bar opening. Would like an expense report on the Deer Harvest. Reminded the audience about the variety show at 7:30.

### NO EXECUTIVE SESSION WAS HELD.

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

**WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 11:26 a.m.**

  
Myrna Cassel, President

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Dan Sullivan, Secretary