

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

December 17, 2016



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Saturday, December 17, 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 were Executive Officer Richard Lawrence and Executive Secretary Monique Jensen.

APPROVAL OF MINUTES: Sullivan moved to approve the minutes with corrections for the November 19, 2016 meeting. Hagen seconded the motion. *Motion passed.*

SECRETARY'S REPORT: Sullivan read briefly from several letters and comments presented to the Board of Directors by members who were in disagreement with the supplementary assessment.

TREASURER'S REPORT: Hagen read the bank balances as of December 14, 2016, and continued with the estimated and actual bank transfers for November 2016. She also read the December 2015 actual and December 2016 estimated bank transfers. Hagen moved to approve the transfer of funds estimated for December 2016. Herman seconded the motion. *Motion Passed.* Barron did not vote. Hagen noted that FCSA members have paid approximately \$34,000.00 of the supplementary assessment in November.

EXECUTIVE OFFICER REPORT:

Lawrence announced that the auditors started the 2016 Financial Audit with staff cooperating. He notified the Board that the November and December financial statements will be presented at the January Board meeting. Deer Harvest was \$33,000.00 as of December 12 and expenses approximately \$3,000.00. Security Manager Matt Bland, who serves as the Hunt Manager presented current information for the 2016-2017 Hunting Season. Bland announced that hunting for the Christmas and New Year's weekends would take place on the 400 acres only. He explained that bookings will still be accepted through the end of the season. This year, working in cooperation with the Game Wardens, will do a Youth Hunt the last weekend of February. Dickman Bar opening is scheduled for a 'soft' opening on January 5 for those members who donated. It will be open to the public on January 6. Hours of operation will be Thursdays 3:00 p.m. to 10:00 p.m., Friday and Saturday 3:00 p.m. to 2:00 a.m., and Sunday 3:00 p.m. to 7:00 p.m. Last month Lawrence mentioned a company on the Fort filming a hunt for a TV show. That company was here showcasing the Fort with the assistance from Fort Clark Historical Society President Russell Nowell. Carol Ann Goodwin, soon to be full-time Events Coordinator has been working with events around the Fort, from the movies at the Post Theater to the community Christmas Party that brought funds and food to the HOPE Center to the Parade of Homes with the Kinney County Arts Council. Goodwin has done a stellar job. Lawrence announced the New Year's Eve Party hosted by the Old Quarry Society at the Post Theater with the Jack Clarkson Band.

COMMITTEE AND ORGANIZATION REPORTS:

Architectural Committee: Dave Crowe reported 16 applications since November's meeting.

Golf Committee: Debbie Isaacs reported November 2016 golf numbers have increased compared to November 2015. There were 464 prepaid players, 126 pay as you play, 87 guests, 17 students, one gift certificate, 95 tournament players for a total of 789. Las Moras Tournament will be March 31, April 1 and 2. Twilight golf has started on Monday afternoons after 3:00 p.m.

Preservation Committee: Garland Young reported that work has begun on the Horse Stables. A request to buy supplies for repairs for the Gazebo was made. The Gazebo will be on the committee's agenda next month.

Recycle Committee: Herman reported that a load went out recently. He also reminded the members the Recycling Center will be closed the weekends of Christmas and New Year's.

RV Committee: Hagen read from Diana Stewart's report that this month there were more birders, and drive through RVr's and 12 Winter Texans. The Pancake Breakfast has started and coming up on December 21 they will do carols and hot chocolate at the RV Park.

Recreation: NO REPORT.

Airport Advisory Committee: Sam Lark introduced Maria Perkins the new President of the Advisory Committee. She reported that repairs on the hangar windows continue. The committee is in process of working on new operating procedures to present to the Board of Directors and when completed and approved would like them posted on the Fort Clark website. They are looking at opportunities to promote the Airport such as 'fly ins.'

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She addressed the issue of drones whether small or large can be a safety and security issue. She stated that a Memorandum of Agreement needs to be in place for all the different agencies that use the Airport.

COMMUNITY COUNCIL REPORT: Allison Watkinson reported that the January meeting is Community Council's Annual Meeting and therefore elections will be held. Carole Ann Goodwin will be going off the Board. The Second Vice President, in charge of Bingo, will be up for removal since there is no Bingo. Fort Clark Days is planning is underway and will occur March 3 and 4. The licenses for the movies that have been shown have been paid for through donations and concessions. December's Community Council meeting had the following issues: Debris in green space; and TV donation from Walmart in the front Lobby should show only news, weather or promotional videos. There was discussion regarding the hunt and number of blinds on the 400 acres compared to the number of blinds on the Fort.

ACTION ITEMS:

Consideration for Approval – Appointment of Bylaws Committee

Cassel stated that at a previous meeting Judy Winchell and Debbie Isaacs volunteered to work on this committee and since a lot of the Winter Texans are back she opened the floor for more volunteers. Phylis Giblin, Tom Simon, Woodie Hornburg, Woodie Trotter, and Maria Perkins all volunteered. Hagen moved to appoint the aforementioned volunteers to the Ad Hoc Bylaws Committee. Herman seconded the motion. *Motion passed.* Cassel instructed the newly formed committee to meet before the next Board of Director's meeting to select a Chairperson. Barron volunteered to be the Board representative. Sullivan added that this committee is advisory to the Board, and only the Board of Directors can approve the Bylaws.

Consideration for Approval – 2017 Ballot Content

Sullivan moved to decline the Security Gate and Gate Sentry System as proposed for the purpose of discussion. Barron seconded the motion. After discussion, Sullivan moved to table his motion. Barron seconded the motion. *Motion passed.* Hagen moved to have both the Declarations of Protective Restrictions and the Security Gate on the Ballot. Herman seconded the motion. Once discussed, Hagen then revised her motion to have the 2017 Ballot include the approved and recommended Declarations of Protective Restrictions and a survey or advisory question to seek member interest on the Security Gate and Gate Sentry Program. Herman seconded the motion. *Motion passed.*

Consideration for Approval – Resolution of Inactive Members

Sullivan proposed a seven step process to pursue inactive memberships which included the cancellation of memberships. After some discussion, Sullivan moved to make arrangements to obtain legal opinion on the cancellation of inactive lot owner memberships. Barron seconded the motion. *Motion passed.* Sullivan later moved to direct staff members to prepare a timeline, cost estimate, etc., to carry out the proposed outline and present it to the Board of Directors no later than the January Board meeting. Barron seconded the motion. *Motion passed.*

Consideration for Approval – Purchase of Inventory and Supplies for Dickman Hall Opening

Sullivan moved to approve the requested expenditure to the stock the bar for the opening. Hagen seconded the motion. *Motion passed.*

OLD/UNFINISHED BUSINESS:

Clarification of Misunderstanding:

Club Grounds-

Sullivan stated that members have questioned him about "club grounds." He created a generous analysis of the acreage. Members may contact Sullivan about his analysis.

Home Businesses-

Sullivan referred to the Rules and Regulations to clear misinformation or misunderstanding about home businesses permitted on Fort Clark Springs.

Trade Days-

The Board of Directors had approved Lawrence's research on Trade Days at Fort Clark Springs. The Board has not approved a final Trade Days proposal.

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15-Minute Discussion Period

Sandy Williams: Addressed Lawrence about a POS. Phylis Giblin: The color the Adult Center was painted is wrong and that paint was spilled on the shingles. Allison Watkinson: Emphasized there is a great cooperative spirit among several organizations for the movies: FCSA for the use of the Post Theater, screen, and maintenance department; Old Quarry Society for the use of their sound system; FC Community Council for the cost of the license; and finally Rio Grande Electric Cooperative donated the projector. Woodie Trotter: Is there a designated area for horse trailers and RV's? The Fort should consider platting the historic road in Unit 1 that was closed, blocking her access to her home. She stated that she could not get her roof repaired from the hail storm. Woodie Hornburg: Accused the Board of passing judgment on her. Tom Simon: Has been in a dispute for the last year and half over the non-platted road. Stated the property in question is MUD's and platted as a parking lot. There are no restrictions on vehicles allowed in Unit 1 CC&R's. Stated he and other members in the same area were able to have their roofs repaired. Terri Kneupper: Concerns about the trash in the creek, over-growing vegetation, and fallen trees.

RECESS to Executive Session: Contracts, Personnel Issues, Member Issues **TIME: 11:27 a.m.**

RETURN to OPEN SESSION - Oral Summary of Discussion Held: TIME: 1:00 p.m.

Hagen moved to approve the contract for HarborTouch for new POS systems for the Deli and Dickman Bar.

Barron seconded the motion. *Motion passed.* Sullivan abstained.

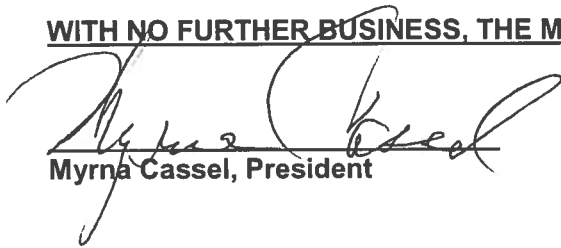
Barron moved to donate \$500 to the Kinney County 4H and FFA Livestock Show. Sullivan seconded the motion.

Motion passed.

Hagen moved to approve a Lease agreement renewal with Xerox for the copy machines used by FCSA. Herman seconded the motion. *Motion passed.*

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on January 21, 2017, at 9:00 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 1:05 p.m.


Myrna Cassel, President


Dan Sullivan, Secretary