

## Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

July 15, 2020



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Wednesday, July 15, 2020, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:30 a.m. by President Sandee Hagen. The following directors constituted a quorum: President Sandee Hagen, Treasurer Bill Herman, Secretary Robert Mumme and Director ReAnna Hay. Also present was Executive Secretary, Julie Moreno. The meeting was limited to a few Members as we were still under the COVID-19 social distancing rule. Vice-president Dustin Smith was unable to attend and his absence was excused by vote of the Board of Directors.

President Hagen led a moment of silent reflection and then the United States and Texas pledges.

**APPROVAL OF MINUTES** from Regular Board Meeting on June 17, 2020 Motion to Approve - Treasurer Bill Herman; 2nd - Director ReAnna Hay. Motion carried unanimously.

**SECRETARY'S REPORT:** Secretary Mumme reported on a correspondence from a couple in Arkansas who stayed at the hotel. They wished to compliment Carmen and Kaylee at the guard stand for their helpfulness and great customer service.

**TREASURER'S REPORT:** Treasurer Bill Herman read the financials for FCSA and Las Moras. Bank Balances as of July 2, 2020, Texas Community Bank Checking - \$40,409.82, Credit Card - \$30,809.29; and Money Market - \$8,593.46. Las Moras Account - Bank & Trust - \$656.60; Restricted Fund - \$355,836.44; General - \$37,963.13; Historical - \$18,225.53; and Tax Account - \$35,396.58. October through June P&L showed income of \$1,635,562.02, expenses at \$1,866,987.97, with a net loss of \$241,425.95. For the month of June, the Restricted Fund showed a profit of \$3,291.29. October through June P&L, the Restricted fund showed a profit of \$31,920.32. For the month of June, Los Maras showed a profit of \$69.77. October through June Profit and Loss indicated a loss of \$8,532.80. Director ReAnna Hay suggested a meeting with finance and the Board to go over accounts. President Hagen liked the idea since we have been trying to get Randy to break down the Restricted Fund into its three major categories: 1. One dollar per assessment to Preservation Fund, 2. Funds to back the Letter of Credit for TCEQ and the landfill, 3. spendable dollars for capital improvements. President Hagen said she would contact Randy to set up the meeting. President Hagen also stated that the breakdown for bad debt and depreciation was not prepared by Randy, but it was important for us to know. Secretary Mumme moved to approve the Treasurer's report. Director Hay seconded. Motion passed unanimously.

**PRESIDENT'S REPORT:** President Hagen stated the motel made some money this month. We are still not ready to resume motel renovations at this time. Lot sales, transfers, and certificates brought in \$9,975.00. President Hagen reminded membership of the issues the Board has had to face since being appointed in February ... Covid-19, low spring flow, extreme heat, trying to locate documents and other paperwork and loss of employees. The Fourth of July fireworks show was a success. President Hagen thanked everyone for their volunteer efforts and donations, including Philip Garcia, the Fire Department and the Chamber of Commerce. Board Sanctioned committees need to file reports with the Board. We opened our search once again for an Executive Officer throughout the state, with 36 resumes and 15 interested prospects. We will begin interviewing candidates as soon as possible. An accounting of Covid-19 cases in Kinney county area was given. Announcement that the budget process for 2020-2021 had started and that department heads were involved in this process. President Hagen will research the Consumer Price Index to see if an increase in assessments is warranted. The golf course is still doing well as a source of revenue since local courses are closed due to Covid-19. Members with any delinquent accounts were asked to bring them up to date. This revenue is vital to operating the Association. Results of email votes were revealed. Approval was given to purchase and install a new router for the Administration Building. Approval was also given for the emergency purchase of water from MUD for the pool.

## COMMITTEE REPORTS:

**Airport Committee – :** No Report.

**Architectural Committee – Joe Alackness, (Chairman):** Architectural Committee is meeting every week. There will be a new mobile home in Unit 15. A new modular home will be added in Unit 27.

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**Golf Committee – Sandee Hagen for Katy Brown:** The Golf Committee awarded two scholarships for seniors at Brackettville High School. The Cajun Shrimp Boil tournament was this coming weekend. Proceeds to go to golf course improvements. Prizes will be awarded.

**Preservation Committee - Linda O'brien:** Preservation Committee has several projects they are exploring. Work should begin on the Commissary Building very soon. Looking into fixing the windlass in the Commissary before it falls. Philip will order a sump pump for the Post Theater, do some grading of soil to prevent rainwater runoff from going into the basement, open drainage pipes around the building, and shore up the stage. Russell Nowell will try to replace a historic emblem for the back curtain.

**Recycle Committee – Helena McBride:** A recycling proposal was sent to the City of Brackettville to combine efforts with recycling. Still waiting to hear back from the city. There will be a 90 day trial to see how the project works.

**Las Moras Restoration Project - Linda O'brien:** The committee is moving forward with its top priority task of finding a pathway to restore the spring / pool. Contacts are being made with Texas Parks and Wildlife, Nueces River Authority, and the Southwest Research Institute. A preliminary study has taken place by JQ Engineering out of Dallas. This is the same firm that was responsible for repairs to the pools at Balmorhea and Bastrop State Parks. Committee is in the process of seeking grant funds to do a thorough assessment by JQ Engineering to provide specific repairs needed. This study will also be used in grants. Input is being sought from Fort Clark members for ideas as to what else might need attention for the Los Moras Project. A suggestion to make the pool ADA compliant was received. A request to restore the Los Moras Springs historical marker that was damaged was discussed if the owner of the marker is identified.

**COMMUNITY COUNCIL REPORT – Robert Mumme for Natanya Watkinson:** Next Community Council Meeting will be September 12. Unit One clean-up will be on August 1, 2020 from 8:00 AM until 11:00 AM.

**OLD/UNFINISHED BUSINESS:** None

### **NEW BUSINESS/ACTION ITEMS:**

**Action Item 1 - Deer Capture Contract.** Director Hay discusses the cancellation of the deer trapping program for the Fort. Director Hay made the motion that affect September 30, 2020, the trapping contract between the Fort and JJ Ducharm be cancelled for the 2020-2021 hunting season. Secretary Mumme seconded. **The Motion passed unanimously.**

**Action Item 2 - New Ad Hoc Bylaws Committee.** Agenda item was requested by Member Linda O'brien. President Hagen articulated the history behind the request and that remedies needed to be sought. Treasurer Herman made a motion to allow the formation of an Ad Hoc Committee to study revising the Bylaws be formed. Secretary Mumme seconded. Discussions occurred. Director Hay said that the Declarations needed to be tweaked alongside the Bylaws to make them aligned. She also said that there were reasons why the Bylaws could be changed without membership approval, but some things should be written into the Bylaws as only changeable by membership vote. Director Herman said the process works with member input, so a vote of the membership is not necessary to change them. President Hagen noted that changes required because of changes in state law did not require a membership vote. Declarations and Protective Restrictions are required by law to have a vote of the membership. President Hagen thought it would be a good idea to tweak the Bylaws. Memo Guzman asked several questions as to what would be addressed by the committee. After discussion, **the Motion passed unanimously.** A list of committee members will be given to the board at the next meeting.

**Action Item 3 - Approve New Management Certificate.** Management Certificates back to the 1970s have been located, formally known as Change of Agent forms. Most recently filed in 2013, 2015, and 2018. One was not filed in 2019. When there is a change in representative name, a new Management Certificate needs to be filed. President Hagen went over the history of Management Certificates and what needs to be on them. Director Hay pointed out that a correction was needed to include the 48 specialty lots. Director Hay made a motion to file the Corrected Management Certificate. Secretary Mumme seconded the motion. No members wished to discuss the filing of the corrected management certificate. The vote was taken. **Motion passed unanimously.**

**Discussion Item 1: Swimming Pool, Drought, Low Spring Flows, MUD Water.** President Hagen gave a summary of the drought, pool, and water purchase options. Discussion from the board members took place. Secretary Mumme said he believed the pool needed to stay closed. Treasurer Herman said we would need to have some water purchase due to evaporation. Director Hay

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was concerned about harm to our drinking water supply. Member Linda O'Brien brought up the invasive Tilapia. Member Memo Guzman spoke in favor of buying MUD water. Member Kathleen Warm spoke about dredging the spring pond.

**Discussion Item 2: Annual Meeting Site - Amphitheater.** President Hagen explained that the meeting must be held this year, Covid or not. Plan is to have the meeting early in the morning at the amphitheater. Secretary Mumme suggested using the historic airport hanger for the meeting. Member comment from Linda O'Brien was to use Rendezvous Park. Another unidentified member told Director Hay that if members thought it was too hot, they could choose not to show up to the meeting. A member also wanted to know why we were cancelling the deer trapping program if it made the Fort \$13,000.00. It was explained to the member that the trapping program ended when hunting season started.

**ANNOUNCEMENTS:** Secretary Mumme announced the ARC Workshop set for Saturday, August 1, 2020 from 9 AM until 11:00 AM. Following a lunch break, there will be a presentation workshop by Associa Professional Management Services to educate the Board about the services they have to offer. That workshop will be from 1 PM to 3 PM. Both workshops will be held in the Boardroom.

**ADJOURN to Executive Session:** Member Issues

11:19 a.m.

**RECONVENE TO REGULAR OPEN SESSION:**

1:33 p.m.

The Board resolved an assessment issue, tabled a request for a variance pending more information, discussed a "lot-up" option for a member, and discussed cleaning up FCSA owned lots. The Board reviewed a member's letter discussing Airport security and hangar policies. The member requested the letter remain confidential.

**NEXT REGULAR BOARD MEETING:** Wednesday, August 19, 2020, Fort Clark Boardroom, 9:30 a.m. Seating will remain the same unless notified that there are changes with the COVID-19.

**ADJOURNMENT:**

1:36 p.m.

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**ROBERT MUMME - Secretary**