

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

February 19, 2020



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Wednesday, February 19, 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 present constituted a quorum: President Sandee Hagen, Vice-president Dustin Smith, Secretary Robert Mumme and Director ReAnna Hay. Also present was Executive Secretary Julie Moreno.

Vice-president Dustin Smith was introduced to Members and was sworn in.

APPROVAL OF MINUTES from Regular Board Meeting on January 15, 2020: Minutes were approved.

APPROVAL OF MINUTES from Special Board Meeting on February 1, 2020: Minutes were approved.

SECRETARY'S REPORT: Secretary Robert Mumme reported he received an email from a member supporting the pool fees in their present form.

TREASURER'S REPORT: Treasurer Jim Racer resigned as of February 18, 2020. Director Hagen gave an abbreviated report in his absence. Four names remain on the list from February 1, 2020. The Board will use the list to contact these candidates to see if they are still interested in the position. President Sandee Hagen stated the P&L report from January 2020 shows a net income loss of \$12,061.31. Adding back depreciation and bad debt, neither of which are cash numbers, gives a positive income of \$25,014.84. October 2019 through January 2020 shows a net income loss of \$15,391.87. Adding back depreciation and bad debt gives a positive income of \$131,173.31. October 2019 through January 2020 shows bad debit of \$91,998.00 and depreciation of \$54,567.00 in non-cash accounting charges. The audit is on track and will be available to Members after the Annual Meeting on March 28, 2020.

PRESIDENT'S REPORT: President Sandee Hagen thanked all Members for their support. Each of the new board members has experience in different areas to help the Association be successful. President's term expires 3/2021; Vice-president's term expires 3/2021; Director's term expires 3/2021; Treasurer's term expires 3/2022; and Secretary's term expires 3/2022. President Hagen also stated that club and committee agreements will be reviewed as soon as possible. Board will also review the Employee Handbook. Julie Moreno, Human Resources, will now administer the Dispatch emails and Constant Contact. The Board is also looking forward to having a closer working relationship with the Community Council. Emergency Executive Session was held for directors to sign bank documents, confidentiality agreements and the HOA By-Laws Code of Ethics. Jack Clarkson's Band is still performing on February 22, 2020. The original donor backed out, but another donor was found. March 1st is the deadline to submit nominations for Member of the Year and Employee of the Year. The hunting program brought in \$57,000.00 which is considerably lower than previous years. Matt Bland, Security Director, will restructure the program and eliminate or change the voucher program with Dustin Smith's help. We are instituting a "3 for 3" system for members to comment on agenda items - 3 members for 3 minutes each for each agenda item.

COMMUNITY COUNCIL REPORT – Linda O'Brien: Council started a new year with new officers. The Valentine's Spaghetti Dinner was a success with 67 people attending. Fort Clark Days is doing well with donations coming in both large and small. 100-125 living historians are planning on attending. The money raised will be going for preservation of the buildings and scholarships for seniors in high school. The Community Council is also looking for one more Council Board Member. Meetings are scheduled the 2nd Saturday of each month in the Boardroom.

COMMITTEE AND ORGANIZATION REPORTS:

Airport Committee – Sam Lark: New weather-proofed roof was constructed for the main hangar. Additional work and repairs remain. There are piles of tin that need to be removed so they are checking to see if anyone is interested in buying the tin. If not, it will be given away. Runways are in great shape.

Architectural Committee – Joe Alackness, (Chairman): Members who request a building permit should allow two weeks for approval to allow time for ARC to obtain all information needed. ARC would like all Winter Texans to find someone to watch their property and keep lawns mowed, property cleared of debris, and trees/bushes trimmed. Board needs a list of members serving on the Architectural Committee.

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Golf Committee – Sandee Hagen: Committee Secretary, Katie Brown, was absent. Los Moras Golf Tournament is March 14 and 15. The funds will be used to improve the golf course and pay for scholarships for local high school students. Superintendent Cash Letsinger and Proshop Manager Helen Sergeant, want to remind members for their safety that cart paths are for golfers and carts only – not for walking, running, or biking. They also want to remind golfers, both FCSA members (without golf course memberships) and non-members, that they must pay for 18 holes if they plan to play 18. It was noted that non-members/guests are paying for 9 holes and golfing 18. This cheats the golf course and Association out of revenue. Security will be called to address this issue if necessary.

Preservation Committee – Linda O'Brien: Bill Peak resigned January 3rd. The Committee is looking for 2 new members. The Committee has been cleaning and staining the Commissary exterior and cleaning the bottom of Seminal Hall. Seventeen volunteers helped on February 17, 2020. The Texas Historical Commission will be evaluating the buildings on a regular basis. The Committee is also putting together a loose-leaf notebook and with recommendations for the Board. They recommend an open house every two to three months to help members be aware of what is going on with the buildings and to visit to see what has been done.

Recycle Committee – Joe Alackness for Helena McBride: The Committee is getting ready to ship 40 boxes out. Also, they need a forklift repaired as it has been leaking. Maintenance will be contacted by Sandee Hagen.

Old Quarry Society: No report.

OLD/UNFINISHED BUSINESS: Rules and Regulations will be tabled until the Board has reviewed it. Lots of duplications and a few corrections need to be done. Board has not yet discussed them.

NEW BUSINESS/ACTION ITEMS:

Community Council Theater Use – Community Council would like to keep the original agreement of \$25.00 for use of the Post Theater and no charge for Community Council for movies held outdoors. Three members commented - Lisa Vale, Linda O'Brien and Kathy Warm. Secretary Mumme moved to approve. Motion seconded by Vice-president Smith.
Motion passed with 3 affirmative votes and ReAnna Hay abstaining.

Fort Clark Days – Venue Requests – Directors suggested a contribution of “in-kind” donation of use of facilities for hosting Fort Clark Days. The Community Council will charge \$10.00 for indoor vendors requesting electricity and \$25.00 for food vendors requesting electricity. This money will be given to the Fort to help with utility costs. Fort Clark must be added as an additional insured to the event liability insurance. Three members commented – Sharon Gregorc, Chuck Fields, and Judy Wenchell. Vice-president Smith moved to approve. Secretary Mumme seconded.
Motion passed unanimously.

Cameras - Cameras to be installed in locations (Admin Lobby, Adult Center) to secure assets and employee safety. Equipment has already been purchased. Former Board President, Maria Perkins, had access to cameras through her phone, so Philip Garcia, Operation Manager, disconnected the cameras. Three members commented – Donna Terry, Memo Guzman, and Dave Marshall. Secretary Mumme made motion to allow Philip Garcia to place cameras where necessary to secure assets with DVR only and no remote monitoring. Vice-president Smith seconded the motion.
Motion passed unanimously.

(Ten Minute Break)

Proposal for Brackett Border Bash – Border Patrol – Brackettville Border Patrol hosting a Border Bash on May 16th at the Fort. This is a fundraiser for scholarships. Border Patrol will pay normal facility rental fees and will clean up. This event will include a 5K Walk/Run, golf tournament, shooting competition, BBQ cookoff, cornhole tournaments, volleyball tournaments, BBQ plate sales, and a dance after dark in the pool area. It will be open to the public. Phoebe Bordelon asked a question. Vice-president Dustin Smith recused himself due to a conflict of interest. Secretary Mumme made a motion to accept Brackett Bash Proposal. Seconded by Director Hay. **3 Board Members voted - Motion passed unanimously.**

Pool Admission Proposal – This item was tabled until April meeting. Amounts suggested for use of the pool - \$0 for Members in good standing and their immediate family, \$1 for Member's Guest, \$2 for residents of Kinney County, \$5

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for non-member guests (tourist). Season passes will be discussed further. Three members commented – Kathy Warm, a member who did not identify themselves, and Lisa Vale. Motion to table by Secretary Mumme. Seconded by Vice-president Smith. **Motion to table passed unanimously.**

Motel Rates – Approve new motel rates submitted by Lety Rivas effective March 1, 2020. The proposed amounts for members are \$58.30 for weekdays and \$68.90 for weekends. Member guests are \$66.78 for weekdays and \$77.38 for weekends. Non-member hotel guests are \$74.20 for weekdays and \$84.80 for weekends. All rates are inclusive of applicable taxes. Letty Rivas researched other local motels and set rates that are competitive. Three members commented – Chuck Fields, Linda Robbins and a member who did not identify themselves. Vice-president Smith moved to approve the new motel rates as prepared by Letty Rivas. Seconded by Director Hay. **Motion passed unanimously.**

Discussion – Ice Machine Lease Proposal – Fort Clark needs another ice machine. Family member of Secretary Mumme has one that they will lease to the Fort for \$1.00 a year. It will be placed in an area designated by the Maintenance Director. The machine will need to have an adequate filter and be cleaned every six months. Three members commented – Katy Burkhart, Linda McBride and Kathi Warm.

Discussion – Future of Dickman Hall – Bartender is needed. Lots of time and money were spent on remodeling Dickman Hall. Board would like to see how it can be made cost effective. Some suggestions were to eliminate the second story meter and tie electric to the bottom meter to remove the cost of one meter charge. Top meter only runs wifi and air conditioning. Have bartender serve non-alcoholic drinks as well as alcoholic drinks. It was suggested that a jukebox, pool table, and dart board be installed. Three members commented – Sharon Gregorc, Sam Larkin, and a member who did not identify themselves..

ANNOUNCEMENTS:

February 20, 2020 – Friends of the Library – Home of Elizabeth Hodges
Music, Food and Auction
5:00 p.m. to 7:00 p.m.

February 22, 2020 – Jack Clarkson Band
6:00 p.m. to 9:00 p.m.
Members are free; Non-members are \$5.00

February 22, 2020 – RV Park Pancake Breakfast

February 25, 2020 – Episcopal Church – Pancake Dinner

March 6-7th, 2020 – Fort Clark Days

March 6-7th, 2020 – Art Club – Open Art Studio – Items for Sale

March 14 and 15, 2020 – Los Moras Golf Tournament

March 14, 2020 – Laughlin Air Force Base – Air Show
Historical Society (Cancelled)

ADJOURN to Executive Session: Member, Employee and Legal Matters 11:45 a.m.

RECONVENE TO REGULAR OPEN SESSION: Report Executive Sessions Decision 1:19 p.m.

Architectural Variance – approved 1 / denied 1

Sale on lot not finalized until all paperwork in and transfer fee paid

CONFIRMATION OF NEXT REGULAR BOARD MEETING:

Wednesday, March 18, 2020, at 9:30 a.m. in the Boardroom.

CONFIRMATION OF ANNUAL MEMBERSHIP MEETING:

Saturday, March 28, 2020 at 10:00 a.m. in the Post Theater

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ADJOURNMENT:

1:21 p.m.

A handwritten signature in blue ink, appearing to read "Robert S. Mumme". The signature is written in a cursive style with a horizontal line extending from the end.

ROBERT MUMME - Secretary