

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

July 17, 2021



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, July 17, 2021, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by President Travis Huey. The following directors constituted a quorum: President Travis Huey, Vice President Linda O'Brien and Treasurer Bill Herman. Secretary Robert Mumme was excused from this meeting and Director Memo Guzman is absent. Also present was Executive Officer/General Manager, Alan Peterson and Executive Secretary, Julie Moreno.

APPROVAL OF MINUTES from Regular Board Meeting on June 19, 2021. **Motion to Approve Minutes by Treasurer Bill Herman; 2nd Vice President Linda O'Brien. Motion Approved Unanimously.**

SECRETARY'S REPORT: Vice President Linda O'Brien read four thank you cards from Rio Diablo Birding Camp.

TREASURER'S REPORT: Treasurer Bill Herman reported the Bank balances for Texas Community Bank for July 15, 2021 - Checking \$45,638.07, Credit Card \$126,487.41, and Money Market \$9,294.41. Bank balances for Bank & Trust for July 15, 2021 - Las Moras \$8,125.79, Restricted \$391,907.96, General \$193,446.47, and Preservation \$474.90, Total \$775,375.01. Motel Revenue for June 2021 - \$20,657.00 with 296 Guests. Member Services Board Report includes Transfer Fees and ReSale Certificate Fees of \$3,800.00 for the month of June 2021. Collections Board Report for June 2021 is a total of \$15,501.00. Breakdown of Restricted Fund for June 2021 - Restricted Fund Balance \$389,405.60, Letter of Credit Guarantee \$152,000.00, Amount Owed to Preservation Fund \$10,053.43, available to Fort Clark Springs Association \$227,352.17. Fort Clark Springs Net Income Before Estimated Bad Debts and Depreciation for June 2021 - Net Income Loss -\$46,567.13, Depreciation \$11,876.12, Bad Debt Expense \$22,312.20, Net Income Before Estimated Bad Debts & Depreciation -\$12,378.81. The June 2021 Profit & Loss for Fort Clark Springs - Gross Profit \$178,669.16, Expenses \$225,236.29, Net Income Loss -\$46,567.13. The October 2020 through June 2021 Profit & Loss for Fort Clark Springs - Gross Profit \$1,698,809.18, Expenses \$1,953,405.37, Net Income/Loss -\$254,596.19. The June 2021 Profit & Loss for Las Moras Corporation - Gross Profit \$3,658.03, Expenses \$4,419.01, Net Income Loss -\$760.98. The October 2020 through June 2021 Profit & Loss for Las Moras Corporation - Gross Profit \$12,761.73, Expenses \$13,867.10, Net Income Loss -\$1,105.37. Fort Clark Springs Restricted Fund Profit & Loss for June 2021 - Gross Profit \$5,345.24, Expenses \$3,575.00, Total Net Income \$1,770.24. Fort Clark Springs Restricted Fund Profit & Loss for October, 2020 through June 2021 - Gross Profit \$46,631.24, Expenses \$21,185.42, Net Income \$25,445.82. Balance Sheet Summary for June 30, 2021 - Total Assets \$1,214,783.99, Total Liabilities and Equity \$1,214,783.99. Member questions. Director responses.

EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson congratulated Sherry Neuman, Philip Garcia and Matt Bland on the display they did for the 4th of July. Also, thank you to everyone for the donations we received. We have a new RV Park Manager, David Bitter. David, Nathan and Cathy are doing a very good job. The Barricks Inn remodel - 4 rooms have just been finished and 4 more will be started this Monday. We finally have a sample room that is finished. The 2nd Edition of the Fort Clark Dispatch is out. Thank you to Amos Trisler, Julie Moreno, Suzanne Mayne, Jack & Teri Marsh, Sandee Hagen and Constance Kilgore. The Hunt Rates are finished for this year and will be published soon. The Landscaping Crew has cleaned the Red Bridge area and the front entrance. 7 members of our staff will be going to a Public Works Conference and will be learning about herbicides, turf, landscape, pest, irrigation, bird and wildlife management, weeds and golf courses. This conference is being put on by Texas A&M

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AgriLife Extension on July 28th and 29th. EO/GM Alan Peterson will be getting certification on pesticides and herbicides. Philip Garcia (Maintenance), Joey Garza (Landscaping), Alan Peterson (EO/GM), Cash Letsinger (Golf), Domingo Villarreal (Golf), David Bitter (RV Park), and Matt Bland (Security) will be attending the conference. I have received the 2nd bid on the radios. We will accept NetPro1's quote as it was less than the other quotes received. We switched to QuickBooks Online this week. Protel and Concierge Plus should be installed by September 1st, 2021. GolfNow will be online starting July 26th and 27th, 2021. We received a dividend check from Texas Mutual for \$8,358.00 for not having any accidents. Director Comments.

COMMITTEE REPORTS:

Architectural Committee - by Vice President Linda O'Brien for Phoebe Bordelon: The Architectural Committee is still looking for two member volunteers. We've processed two variances in the last month, and we continue to review and process permits and CC&R violations. Meetings are on Tuesdays at 4:00 p.m. in the Boardroom. If there are no permits on the Agenda and the Committee has no unfinished business, we will not meet.

Preservation Committee - by Vice President Linda O'Brien for Phil Coburn: The large window in the rear of the armory remains to be replaced. That area has been boarded up so the building is secure and can be used again for a visitors center. The Committee is not holding any meetings through the summer as reported last month, as we are hopeful that enough funds can/will be accrued to begin the exterior renovation (mostly painting) of the hospital (Adult Center) this Fall.

Airport Committee - by Vice President Linda O'Brien: There was one guest pilot who was a member guest and stayed for the day. RGEC repaired a damaged line near a private hangar, unrelated to the main community hangar. Thank you for attempting to repair the light at the main hangar. The light was addressed after receipt of our June 2021 report. We have not received information as to when we can expect the light to be addressed for repair and would appreciate an update. The electricity inside of the main hangar works with no issues. The airfield was mowed two times and was treated for mesquite and fire ants.

Golf Committee - by Vice President Linda O'Brien for Katie Brown: Celebrating the 4th of July, the Committee hosted the Red, White & Blue Tournament. We had 16 two-man teams for a total of 32 players. Two places were paid: first place net went to the team of Whitney Massengil and Seth Frerich with a score of 61; two teams tied for first place gross, Chad Neuman & Ramon DeLeon and Anthony Munos & Tres Ruda with a score of 52. The Committee sold Mulligans raising \$365.00 that went into the course fundraiser account. The Golf Committee only had one applicant for the scholarships. The scholarship was awarded to Ellie Lewis who will be attending Texas A&M in College Station in the Fall. The much needed greens mower was finally delivered early July. This weekend is the Cajun Bash Tournament. The proceeds from the fundraiser will be used for the betterment of our golf course. Saturday, July 31st is the End of the Month Tournament at 10:00 a.m. Other upcoming Tournaments are as follows: August 14th - the First Annual Couples Tournament; August 21st - The Hillcrest Tournament which had to be rescheduled because of the rain last weekend; August 28th - The End of the Month Tournament; September 4th - The Kinney County Church Alliance Tournament. This fundraiser provides for commodities in Kinney County and other emergency and benevolent needs locally. September 25th - Happy Cervantes Tournament; and there will not be a September End of Month Tournament. Director Comments.

Recycle Committee - Helena McBride: No report.

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Las Moras Restoration Project - by Vice President Linda O'Brien for Chris Hale: The most crucial structural repairs are now finished, including replacement of the non-functional northside gutter drain pipe. Consistent with our Committee's mandate, all of the work has been accomplished with donated money, labor and materials, without any expenditures by Fort Clark Springs. The costs to date have been in excess of \$30,000.00.

COMMUNITY COUNCIL REPORT: No Report. Meetings begin again in September, 2021.

OLD/UNFINISHED BUSINESS:

Tabled Item 1: Rules & Regulations Change - Dogs Barking. Vice President Linda O'Brien reported that she and the Rules & Regulations Committee have been working on this. Member Comments. Director Comments. Continue to table this item.

Tabled Item 2: New Lease for Wastewater Treatment Area. The document that was given to the Board and membership was to combine the original 40 acres and the additional 43.2 acres that were given to MUD for expansion of the Wastewater Treatment Plant, which is a collaboration between the City of Brackettville, the Fort and MUD. We researched the document we have on file and that lease was signed in 2019 combining those 2 pieces of property into one lease. The actual document that was brought before the Board was a document to lease the irrigation system of the golf course to insure the ability of MUD to release the water. We will not sign this document until we have time to review it and work with our attorneys. We want to get the things we need in this document as well. There are certain things we need to control, talk about and need to have documented. Director comments. Continue to table this item.

DISCUSSION ITEMS:

Discussion Item 1: Amended Rules & Regulations. Vice President Linda O'Brien reported there is a change that needs to be made to a document that was drafted in 2018. This document was not recorded or approved and needs to be modified. President Travis Huey stated the Committee that has been working on these documents and has brought to the Board's attention that there is a Board Resolution passed from 2006 deeming our Rules & Regulations dedicatory instruments. This falls under the State Law that requires 67% of the votes to change. This is a Board Resolution and can be rescinded by a Board. Only three members of the Board are present today, so we will wait on voting until all Board Members are present. Treasurer Bill Herman added that the RV Park and Renters Rules should be added to the master Rules & Regulations. Director Comments. Member Comments.

Discussion Item 2: Changes to Wastewater Treatment Lease. President Travis Huey reported that the Board needs feedback on what they want in this Lease. He would like to talk with the City and MUD and then take the Lease to an attorney. Questions the Board has - What is the access to the water for? The Golf Course? What is the action that will be taken if there is a release? How will we be notified? Who will be responsible for the maintenance of the system? We are contemplating the Lease of the irrigation system on the Golf Course that is a release mechanism for the Wastewater Treatment Plan. Member Comments. Director Comments.

OLD/UNFINISHED BUSINESS:

EMAIL VOTES: None

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NEW BUSINESS/ACTION ITEMS:

Action Item 1: Rules & Regulations - Signs on the Fort. Vice President Linda O'Brien and President Travis Huey reported that this item is for regulating the signs on the Fort. These signs would be distributed, would fit the location and would display the message. This is something a Board Resolution would be needed. Member Comments. Director Comments. **No Motion for this Item and No Votes.**

ANNOUNCEMENTS: There will be a Town Hall today at 1:00 p.m.

ADJOURN to Executive Session: General Discussion 10:09 AM

RECONVENE REGULAR OPEN SESSION: 11:15 AM

There was one variance approved and two variances sent back to the Architectural Committee for clarification.

NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, August 21, 2021, Fort Clark Boardroom, 9:00 AM. Seating will remain the same unless notified that there are changes with the COVID-19.

ADJOURNMENT: Meeting was adjourned at 11:16 AM.

Board of Director