

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, October 21, 2023



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, October 21, 2023, in the Boardroom of Fort Clark Springs, Kinney County, Brackettville, Texas. The meeting was called to order at 9:02 a.m. by President Lisa Vale. The following directors constituted a quorum: President: Lisa Vale, Vice President: Guillermo Guzman, Secretary: Anton Hackebeil, Treasurer: Jason Long, and Director: John Wylie. Also present were Executive Director/General Manager: Patrick Criminger and Executive Secretary: Cassie Reyes.

APPROVAL OF MINUTES-from the Regular Board Meeting on September 16, 2023. John Wylie creates a motion to approve the minutes. Anton Hackebeil 2nds the motion. Vote to approve the motion is unanimous.

SECRETARY'S REPORT: Received email from maria perkins ; identified that FCSA had not properly followed the procedures from the assessments. The board takes her concern into consideration and has since corrected the matter.

TREASURER'S REPORT: Treasurer: Jason Long will refer to Patrick Crimingers presentation on our financials and his plans for FCSA

GENERAL MANAGER'S REPORT: Just so you all know what I've been working on since I've been here. This is my 8th week so I have really been in a big process of discovery on these points. Units in real estate, our computer network, Wi-Fi and phones, internal/external communication, several member concerns, senior staff and all employees and committees is basically what's made up my time in the first 8 weeks. So I can honestly say that I am creating plans to make everything better especially with communications. The financials are meant to be discussed but will be done at a later point of the meeting.

COMMITTEE REPORTS

Airport Committee -Stan Martin: The airport was mowed three times, and maintenance is currently working on mowing the overgrown area. There are holes from animals and fire ants that will be filled and treated this month. There were three member- guests that flew in this month. Two were one-day trips and one was a several day trip.

Architectural Committee - by Frances Bitter: Since your last meeting we've approved 11 permit applications and tabled one until we receive more information. We've issued a couple of work without permit violations. I greatly encourage anyone who's making any change to the outside of their property to submit a permit application. It's only \$25 for a permit application. Working without a permit is a \$250 fine. We've submitted multiple violation letters addressing unsightly conditions and abandoned vehicles. We are still addressing loose dog issues. You must keep your dogs contained behind a fence or wall or on a leash and if anybody sees any dogs running loose please send us a complaint. We have a new member on our committee but unfortunately we lost a member. We have one member who cannot always attend due to work

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commitments. With that said, we still have the bare minimum to do business. If anyone would like to volunteer their time please attend four of our meetings at 5:00 p.m. on Tuesdays here in the BoardRoom. We welcome people from different units to come and represent the membership of the entire fort in helping to keep our properties in line with the CC&R's and protect our property values

Golf Committee - Emailed in by Katie Brown: The golf committee assisted with the Danny Pena Memorial Tournament on Saturday and Sunday October 14th and 15th. Friday was the practice round for the 23 teams who participated Saturday night, a meal of brisket and sides awaited the teams after play. The weather was perfect and a good time was had by all. Several players came from out of town Odessa, Del Rio, and other places. A bonus was to be on the course at the time of the eclipse. The course is looking great so hopefully those from out of the area will tell and spread the word.

Preservation Committee - by Preservation President H.N. Bitter: Preservation committee report for October. After a brief discussion on a small job on the back of the Post Theater the president had an update on the old stone wall with the south end of the post stable property. After discussion with Russell Knowell, the Historic Society has agreed to pick up the total cost. Our committee has two requests that need to be acted on by the board directors. number one; preservation Financial reports need to be received in a timely manner. It would help if we could receive enough to date balance you need to know how much we have to spend number two we need to board to appoint a liaison from the board of directors to the preservation committee we request that liaison Beach

Recycle Committee - by Helena McBride: \$1000 were donated from Rio Grande. Thank you to Joe Alaknis. \$1,000 was donated last year from Rio Grande as well. 2 bids for storage building for the recycling center 23.5k included concrete slab. Never got anything back from the 2nd bidder.

Las Moras Restoration Project - by Chris Hale: Except for some touch up work on the one ladder, the ladder repairs and installation are completed, as is construction of grate underneath the pump. The only work remaining to be done by LMRC is: i) addition of a sidewalk to connect the disabled bridge to the sidewalk along the side of the pool (as per the Alteration form request ,ade by the board previously); and ii) repair to a few of the picnic tables / A Grant request was approved for \$5,000 to cover the cost of solar, dark-sky compatible lights for the 1939 pool light poles. Unfortunately, although we now have the money, we still haven't identified the optimum lights to buy.

Election Committee - by Sandee Hagen: Three members met this month, two were out of town. The committee has completed the candidate instruction sheet. Committee would appreciate it if running candidates would not ask the committee to advertize on their personal property and would not like accusations of favoritism towards candidates.

COMMUNITY COUNCIL REPORT - by Barbara McFadden: No quorum the month of october. still in need of a secretary. The position is needed for 1 year plus a couple of months. In November we are appointing a nominating committee for the January 24th annual meeting with the Community Council. November 11th, Community Council BOD will meet at 9:30. At 10, the meeting will begin. Only two items are on the agenda.

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OLD/UNFINISHED BUSINESS: Health insurance - Patrick explains the ICRHA plan to members. FCSA has 16 eligible employees. Only 8 are utilizing the Health Insurance. Patrick has plans with Troy Persons to visit the fort employees and explain the insurance options. The plan he is leaning towards is the plan where an employee chooses their own insurance and upon turning in receipts for payments of monthly dues, the employee will be reimbursed 70%. Director comments. Member comments.

EMAIL VOTES:

Email Vote 1: Trash Truck Repair Motion to allow the dealership to go forward with work on the trash truck and to approve the following expenditures on the trash truck.

Wrecker Fees- \$2250

Labor ECM Test in S.A- \$369.99

Total- \$2,2619.99

Email Vote 2: Golf Course Irrigation Pump Motion to authorize the purchase of the new pump for the golf course irrigation system including installation for \$9,796.00 and the rebuild of the old pump as a spare for \$4,1500.00 for a total of \$13,946.00. Motion was passed.

Email Vote 3: Audit Engagement Motion to accept Brick Coggin CPA Engagement Letter for our 2022 and 2023 audits. Motion was passed.

Email Vote 4: Rescind Assessment Increase Motion to rescind the vote to raise the assessments and to revisit the CPI in November due to our lack of notification. Also, the vote to rescind is to be dispatched to notify members. Motion was passed.

Email Vote 5: Backhoe Repair Motion to approve repair of John Deere Backhoe for up to \$20,000. Vote passed.

.DISCUSSION ITEMS:

Common Alteration Property Form- President Lisa Vale made one change to the form. Use for committees, organizations, and volunteers and recommended to the board for alteration of common property. There will be a review before anything is finalized. Director comments. Member comments. John creates a motion to approve the common alteration property form and by next meeting to create a policy resolution. Guillermo seconds the motion. Motion Passed.

Tax and School Bond Impact- Discussion was had on the impact of the school bond passing on the association's taxes.

Audit Engagement Letter- BOD voted for the firm to do two years worth of audits. Based off of wording from the engagement letter, the amount was more than expected. The board has reached out to the firm to propose that they audit one year, 2022, and after completion of the audit, be billed. Director comments. Member comments. Tony moves that we engage Brick Coggins to conduct the 2022 revised engagement letter. Guillermo seconds the motion. Director comments. Member comments. Motion passed.

Engage Triumvir- The purpose of hiring Triumvir is to clean up our finances. They will train accounting on how to keep our books clean. Patrick will build a new chart of accounts. With the new chart of accounts, you can have a budget by department. By having the departments categorized individually, we are able to hold

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the departments accountable. Triumvir will record/reclass all transactions that have been processed since October 1st. Director comments. Member comments. Tony moves to engage with Triumvir on their financial terms within their engagement letter and as Patrick has discussed with us today. Guillermo seconds the motion. Motion passed.

Property Tax/ MUD Tax- Yeah, property tax, mud tax, it's just to let you know it's uh, we'll be paid before the end of the month to not have to pay extra.

Fort Clark Days - Memorandum of Understanding - They would like to utilize all the buildings necessary for the event. They also ask for permission to sell alcohol at the butcher block and commissary. Guillermo makes a motion that FCSA approves Fort CLark Day's Memorandum to provide with necessary items to have fort clark days. John seconds the motion. Motion passes.

Announcements- 10/21- 6:30 Golf Cart Parade- **10/27-28th 7-11** Ghostly Tours-**10/28 -7-11** Halloween Party -**10/31 5:30-8:30** Trick or Treating

ADJOURN to Executive Session:

11:37 am

RECONVENE REGULAR OPEN SESSION:

3:25 PM

No votes taken and nothing to report back to the Membership.

NEXT REGULAR BOARD MEETING: Next meeting will be, December 16, 2023, Fort Clark Boardroom, 9:00 AM.

ADJOURNMENT: The meeting was adjourned at **3:26 PM**.

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