



The 50th Annual Membership Meeting of the Fort Clark Springs Association, Inc., was held on Saturday, March 27, 2021 at the Post Theater, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 10:00 AM by President Sandee Hagen. The following Board of Directors were present: Sandra Hagen, President; Bill Herman, Treasurer; ReAnna Hay, Director. Robert Mumme, Secretary and Dustin Smith, Vice President had an excused absence. Also present was Alan Peterson, Executive Officer/General Manager and Julie Moreno, Executive Secretary. The meeting will be posted on YouTube. There will be no live streaming as the Wi-Fi is not working. Questions could be submitted to fcsa@fortclark.com.

Call to Order: Sandee Hagen, President.

Welcome and introduction: Sandee Hagen, President, welcomed all Members. Welcome to the 50th Fort Clark Springs Membership Meeting. We have come a long way in 50 years. We are no longer strictly a retirement community but a community that welcomes families, working families and retirees. The diversity makes us a healthier and a more interesting community. We've also come a long way since February 1, 2020. For the new Board, COVID-19, record cold, record snow, power failure and water issues, we could not have done it without the support of the Membership.

Invocation: Pastor Y.J. Jimenez of the First Baptist Church in Brackettville, Texas, delivered the Invocation.

Pledge of Allegiance and Texas Pledge: ReAnna Hay, Director.

Introductions: President Sandee Hagen introduced Board Members, Executive Officer/General Manager and Executive Secretary.

Reading and Approval of 2020 Annual Meeting Minutes: ReAnna Hay, Director, read the minutes. Motion to Approve was made by Chuck Fields, Sandy Herman seconded. All Members voted unanimously to approve.

Annual Audit Report: Jerry Wojtek, Independent Auditor from Oliver, Rainey & Wojtek, LLP, reported the year ending September 30, 2020, was a good year for the Association. Fort Clark has had an increase in various categories, which is a positive sign of growth. The total cash at the end of September 30, 2020 was \$793,067.00, which is a 33% increase from the prior year. \$192,000.00 is the PPP Loan. The Fort is still waiting for final approval of the forgiveness of the loan from the SBA. The total assets have increased by over 8% resulting in a fund balance of almost the same. The Risk Assessment area needing work is the Accounts Receivables. Many of the receivables were generated years ago. Plans are being made to continue to improve this area by increasing our reserve bad debts to fully take into account the inactive accounts receivables. On an income statement standpoint, 9/30/19 there was a book loss of \$229,000.00. September 30, 2020, there was a book income of \$72,000.00. Bad Debt expense was down. There are

required footnotes on the financials that explain the policies, nature of operations and how you handle certain things such as bad debt reserve or depreciation as an example. Fort Clark has \$2.2 million dollars of tax net operating loss carryovers that can be applied to future years. No taxes are owed this year. One footnote listed is the future repairs or replacement of common property. What would be required to maintain the properties and keep them in good condition in the future. It's never been done here before. Another footnote listed is the PPP Loan that was given and accepted. This footnote explains the details of the program. There is also a list of financial schedules which are breakdowns of the operating income expenses by cost centers. Improvements have been made since previous years. The Fort is definitely taking a step in the right direction.

State of the Association: Alan Peterson, Executive Officer/General Manager reported the last seven months he has been evaluating where we need to go. The Town Hall we had was a great help in finalizing areas that are priorities. The Fort has many strengths. The biggest one is the desire of everyone to see a successful Fort operation. An example is the volunteer effort in all areas of the Fort with both Members and Visitors. Since I have been here the past seven months, I have seen major volunteer efforts in the following: cleaned-up the gun range area; remodeled five stalls in the horse stables; cleaned up, cut trees and brush at Red Bridge Park; cleaned-up, pressure washed, painted furniture, trimmed trees, cleaned out the storage shed at Creekside; cleaned-up the kitchen at Creekside; painted signs around the Fort; painted many fences around the Fort; painted flagpoles around the entrance of the Fort; repaired and painted many benches around the Fort; restored many of the Creekside chairs; developed a volunteer work area at the old Firehouse; cleaned-up the pool, spring and Rendezvous Park area; cleaned-up the floors at the Commissary; cleaned-up the kitchen at Dickman Hall; cleaned-up the basement at Dickman Hall; cut trees and brush behind the Commissary; cut trees and brush behind the Seminole Hall and Schafter Hall; individual unit clean-ups; repair buildings; leveling at the RV Park; repair and painting of the Gazebo; mowing and weeding at the airport; repair bathrooms at the Campground; and the westside of the entrance was shredded so it can be mowed. These are areas we could not have addressed with the Fort staff alone. I foresee a Volunteer Coordinator to be on staff in the future. The staff also is a major strength on the Fort. Julie Moreno has been a major factor of all the changes of Fort Clark; Philip Garcia, Maintenance, has, by far, the toughest situation at the Fort. He has made the most with the least of almost anyone I have ever worked with. Under his direction, we have removed a contract landscaping company and are now able to create a proactive landscaping plan for all year round. The maintenance staff has also developed a schedule for pool cleaning and it is looking much better. Currently, Philip is working with Security on a new cell for our landfill and we will be working on street maintenance in the near future. Matt Bland, Security, has developed a conscientious and deserving security force over the last six months. Matt has also run a very successful Hunt Program. For the last four months, he has been a very positive financial asset for the Fort. Sherry Neuman, Special Events/ Recreation Manager, has a really big Easter Egg Hunt coming up April 3rd. Sherry has really proven herself as someone who is always looking for some way to promote the Fort. Cyndi Flores and Allison Sanchez helped organize and make sense of our accounting. We are in a better place than we have been in awhile and are prepared to make the next step in the organization. Lety Rivas and Gaby Talamantez led the front desk and member services and are now prepared to make a giant step in the inn and member operations. Cash Letsinger, Helen Seargeant and Domingo Villarreal

have managed the Golf Course and its successful level that has not been seen in many years. The addition of new golf carts, greens mower and the Golf Now marketing program are all promising areas for the future. Kurt Partlow and Nathan Moreno have provided the most successful department in the last year and have improved an already strong area. We have a very strong staff and are ready to go into the next year. I think you will see many positive changes over the next year because our actions plans are: renovating the motel/inn. I've prepared an action plan and a punch list for everything that needs to be addressed to provide a minimal comfortable stay. This started with our renovation of four rooms and created a minimal standard expectancy for each room. Next we will be eliminating the liability issue of the steep stairs at the front of both buildings. We will install a Property Management System that will computerize our front desk, RV Park and Campground reservations and open us up to online reservations. Our Accounting Property Management System will also interbook with Quickbooks Online. We are currently using a server based program, but the online system will allow us to divorce ourselves from the Black System. We will also have a Point of Sale System at the Golf Course that will also integrate with Quickbooks. Our payroll will convert to Quickbooks Payroll so we will have the consistent platform. We will be opening Dickman Hall Bar, Duck Inn, Creekside and Dickman Hall Dining Room. Member Services will be initiating a communication software package that will also link with Quickbooks Online through communication, accounting and information for all membership. Administration has one area of concern - our lack of asset inventory and replacement schedule. We will be working on taking the guesswork out of what we have, what condition it is in and when and where it needs to be repaired. Other items I would like to address are: a Memorial Fence at the front, master plan for tree replacement and Par 3 irrigation repair. I think this will give us an efficient operation and a solid base for the future.

Recognition - Board Committees: Sandee Hagen, President. President Hagen acknowledged all the Fort Clark Springs Committees and named each individual in each Committee. The Committees are: Architectural, Airport, By-Laws, Election, Golf, Las Moras Restoration, Preservation and Historic Building Repair, Recycle, Community Council, Historical Society, Ladies Golf League, and Arts Council.

Member of the Year: Bill Herman, Treasurer. The Member of the Year is Clyde Westbrook. Mr. Herman met Mr. Westbrook when he was a new member. Mr. Westbrook wanted to help make Fort Clark better. He had some interesting ideas. He presented the ideas to General Manager, Alan Peterson, and the Volunteer Firehouse Workshop was born. Mr. Westbrook has built, painted and repaired many problems facing the Fort and didn't ask for any recognition or supervision.

Employee of the Year: ReAnna Hay, Director. The Employee of the Year is Julie Moreno. Julie started a week after this current appointed Board was put together. Her role was Human Resources and Executive Secretary. Imagine starting a position with no leader and no one in the department to train her. She had a great optimistic attitude and dove right in. Her don't give up attitude and I'm here for you is a great asset to our Fort family.

Non-Members of the Year: Alan Peterson, Executive Officer/General Manager. The Non-Members of the Year are Leif Lustig and Warren Thompson. Both of these gentlemen have volunteered to do a number of repairs and improvements at the RV Park, Gazebo, etc.

Special Presentation: Alan Peterson, Executive Officer/General Manager. The special presentation goes to Joe Avila. Joe has worked here at the Fort for 50 years this year. He was presented with a special plaque, a t-shirt and a plaque that will go on the wall at the motor pool next to his father's.

Director Election Results: Pamela Del Olmo from Sonia Valdez Junfin, CPA, Independent Auditor. The results of the 2021 Fort Clark Springs Board of Directors Election Audit by CPA Sonia Valdez Junfin are read for the first time at this meeting. A total of 747 ballots were received by our firm. A total of 655 ballots were valid. A total of 90 ballots were deemed invalid. The results of the 655 ballots are as follows: Travis Huey - 514 Votes, Linda O'Brien - 306 Votes, Sandra Hagen - 187 Votes, Lisa Vale - 266 Votes, Memo Guzman - 349 Votes, Write-In Debbie Isaacs - 33 Votes, Write-In Maria Perkins - 125 Votes and Jean Householder - 1 Vote. The three open positions for the Board of Directors will be fulfilled by: Linda O'Brien - 306 Votes, Memo Guzman - 349 Votes and Travis Huey - 514 Votes. The ballot also listed a proposed amendment to the Declaration which the results were: Yes - 248 Votes and No - 378 Votes.

Swearing In of Directors: Bill Herman, Treasurer. Mr. Herman swore in Travis Huey, Linda O'Brien and Memo Guzman as the new Directors of Fort Clark Springs.

Announcements:

NEXT REGULAR BOARD MEETING: Wednesday, April 21, 2021, Fort Clark Boardroom, 9:30 AM.

NEXT ANNUAL MEMBERSHIP MEETING: Saturday, March 26, 2022, and will include the announcement of new Directors.

Adjourn to Executive Session: Officer Selection.

Announcement of Officers: Travis Huey, President; Linda O'Brien, Vice-President; Bill Herman, Treasurer; Robert Mumme, Secretary; and Memo Guzman, Director.

ADJOURNMENT: Motion to Adjourn was made by Members to adjourn the meeting. Members seconded the motion. Meeting was adjourned.

Board of Director Signature