

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, September 16, 2023



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, September 16, 2023, in the Boardroom of Fort Clark Springs, Kinney County, Brackettville, Texas. The meeting was called to order at 9:00 a.m. by President Lisa Vale. The following directors constituted a quorum: President: Lisa Vale, Secretary: Anton Hackebeit, Treasurer: Jason Long, and Director: John Wylie. Vice President: Guillermo Guzman was absent. Also present were Executive Director/General Manager Patrick Criminger and Executive Secretary Cassie Reyes.

APPROVAL OF MINUTES-from the Regular Board Meeting on August 26, 2023. John Wylie creates a motion to approve the minutes. Anton Hackabeil 2nds the motion. Vote to approve the motion is unanimous.

SECRETARY'S REPORT: There has been no correspondence.

TREASURER'S REPORT: Treasurer, Jason Long, reported motel revenue from August 2022 was \$188,448. Revenue from August 2023 was \$221,772. August 2022 expenses were \$188,793. Expenses from August 2023 were \$243,77.

BOARD OF DIRECTORS REPORT: We would like to welcome our new General Manager, Patrick Criminger. September 15th was the lighting of the Post Theater. Thank you to all who arrived and showed support. Security has purchased their new work vehicle. FCSA's new events coordinator, Carly Parks, is busy planning events, but is always looking for volunteers. Currently the fort is in the process of getting the keyless entry installed into the gym, that way it may be available 24/7.

COMMITTEE REPORTS

Airport Committee -Stan Martin: No report has been given this month.

Architectural Committee - by Frances Bitter: Since your last meeting, we have approved nine permit applications and tabled one until we receive more information on the foundation for a new manufactured home. We have submitted multiple violation letters addressing unsightly conditions, abandoned vehicles, and loose dogs. We hope to welcome a new member to our committee this week . Kay Benham has attended four meetings and has submitted her application. With that we will still have the bare minimum to do business. If anyone would like to volunteer their time, please attend four of our meetings at 5pm on Tuesdays here in the boardroom and submit an application for membership. 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 CCR's of each unit and protect our property values. Tony raises a motion to approve Kay as the new member of the Arch Committee. Lisa Vale recused herself from the vote due to the relationship with Kay. John Wylie 2nds the motion to approve Kay. Vote is passed unanimously.

Golf Committee - Emailed in by Katie Brown: This is the report for the September board meeting from the Golf Committee. The following purchases were made for the golf course. a. parts for the aerator. Both

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aerators are now up and running. b. greens mower parts c. fairway and tee box mower parts. d. ant repellent. e. sprayer and tank. f. sand. g. sprinklers Funds the Golf Committee spent for the above parts and supplies totaled \$6,670.00. Upcoming tournaments: a. September 16, 2023 the Shrimp Boil Tournament. All proceeds benefit the golf course. b. September 30, 2023 the End of the Month Scramble. c. October 14 & 15, 2023 The Danny Pena Memorial Tournament. d. October 21, 2023 The Kinney County Church Alliance. All proceeds benefit the Food Pantry Commodities program in Kinney County and outreach ministries. Anyone wishing to sponsor a hole for this tournament please contact the HOPE Center or Katie Brown.

Preservation Committee - by Preservation President H.N. Bitter: I am pleased to report the restoration work that started on the Post Theater Marquee has been completed as of this past Wednesday, September 13th, 2023. Through many trials and tribulations, MK Builders and I have seen it through to a successful conclusion. With a correctly draining roof and weatherized exterior, it has all new bulb sockets, new wiring, cleaned and repainted lighting panels, and all broken glass replaced on the front of the theater. Anyone who saw the lighting ceremony last night and the condition of the marquee area, hopefully will agree that it looks great. Two members of our committee will soon be conducting a mini survey of our historical properties to determine the most urgent repairs needed.

Recycle Committee - by Helena McBride: Continuing to look into bids for the storage building. One bid is \$23,500. If the amount is acceptable, the contractor would draw up the details. Contract includes: building, concrete slab, and dirt to even out the slope. Coleson Cellars is currently pending on a bid as well. Coca Cola is offering another grant. Could be between \$5,000- \$15,000. Committee needs volunteers. Director comments. Member Comments.

Las Moras Restoration Project - by Chris Hale: Projects that have been completed in the last few weeks are: grating, finished the bathroom work, pump redo that is used to drain the pool with the quick connect pipe works. When not in use, there is sidewalk space. Projects remaining to be completed are: Midstream repair and painting of picnic tables. Midstream of ladder repair. Currently awaiting discussion and decision on limited access. Also working on a bid for the irrigation system that would serve the purpose of watering the high traffic area between the parking lot and the stairs to the pool. Director comments. Member comments.

Recreation Committee : Christina Bitter informed that the recreation committee is no longer a committee. They will continue to be volunteer support for the recreation manager. **Anton Hackabeil creates a motion to dismiss the recreation committee and allows the recreation manager to make the decisions. John Wylie 2nds the motion. Vote was passed unanimously.**

COMMUNITY COUNCIL REPORT - by Barbara McFadden: Looking for secretary. Board does have the right to appoint someone. That position is unexpired and will last until Jan 2025. The concern of the Fort Clark Days use of the buildings has been resolved. Starting in October 2023 and yearly thereafter, the boards will meet and speak with the FCSA board of directors and schedule whatever details are necessary for fort clark days. On the matter of the renovations to the restrooms in the commissary building, the issue was tabled. The bugle box has been repaired. Members have voted to rename the visitor's building "The

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Information Center". Members approved expenditure of \$100 for the Kinney County church alliance for the golf tournament that is coming up on the 21st of the month. Members also voted affirmative by a request of the FCSA board to accept a two way radio from Chad Potts. Installation will be coordinated by FCSA maintenance, the radio club, and the donor. Installation is expected to be complete by the end of October. Radios will be utilized by our security services, maintenance, motel, community council, and its various committees. Members bring the following concerns to the board for their consideration: Security issue number 1) The closing of gates each evening. Membership wants the gate closed. Trails limited to foot, bicycle, and golf carts are included in this request. Security issue number 2) Fix non existing street lights. members request the non working lights to be fixed as soon as possible. Issue number 3) Members request an update on the asbestos remediation in the adult center.

OLD/UNFINISHED BUSINESS: CPI and Assessments- Directors discussed, with member input. **John Wylie makes a motion to raise the CPI to 2.97%. Anton Hackabeil Seconds the motion. Motion was passed by majority vote. 3 Directors voted Yes. 1 Director Voted No.**

EMAIL VOTES:

Email Vote 1: Approval of Rental of Backhoe - Total was \$3,581.71 Vote was passed unanimously.

DISCUSSION ITEMS:

- **Discuss budget- John Wylie creates a motion to use the prior year's actual budget. Anton Hackabeil 2nds the motion. Motion passes unanimously.**
- **General Liability Insurance -**Zach Laster with assured partners presents. Overall FCSA numbers are down 10.5% from 2021 and down 14.7% from 2022. One hurdle FCSA has overcome was the large hail claim that was made several years back. Because of the distance in time, carriers are not underwriting the claim as much. Wind/ Hail deductible has also gone down from 5% to 2% Only other increase for insurance was for business auto. FCSA went from 15 to 17 vehicles. Workers Comp is through Texas Mutual. Airport liability has been changed. General Liability will need to be updated in February 2024.
- **Employee Health Insurance-** This discussion/action item has been tabled due to not receiving all the information from the insurance representative.
- **Handicap Access to Pool-** John presents a motion to install handicap access as the restoration committee sees fit and to add paint to the pool. Anton Hackabeil 2nds the motion. Vote passed unanimously. Member comments. Director comments.
- **3 Year Capital Template-** Patrick presents a 3 year capital plan. Plan has been sent out to all senior staff. This plan will have details on projects, discuss priority, and will determine if there is a safety issue. The projects will be measured through 2024/2025/2026. GM and dept heads will go through the process of retrieving bids for each project. Once the information is gathered, the GM and the board of directors will sort through the priorities and decide which projects will be focused on initially. Member comments. Director comments.
- **Offer on Lot - Unit 3-** This discussion/action item has been tabled to gather further information

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- **Road Striping**-School has a striping machine and MUD will perform the task of striping the main roads. All FCSA has to do is purchase the paint. 40 gallons of yellow paint and 25 gallons of white paint are estimated at \$2,100. Director comments. Member comments. Motion was not made.
- **Trails**- Trails are completely blocked and are not accessible. John states he will bring his equipment and utilize some of his employees to mow and clear the trails. Member comments. Director Comments.
- **Establish Election Committee**- Election committee has been established. Carol Hayter; Sandy Hagen; Frances Bitter; Barbara McFadden; Pat Steffenson

ADJOURN to Executive Session:

12:24 pm

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, November 18, 2023, Fort Clark Boardroom, 9:00 AM.

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

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