

## Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

May 20, 2020



The Board of Directors of Fort Clark Springs Association Inc., met in regular session on Wednesday, May 20, 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 constituted a quorum: President Sandee Hagen, Treasurer Bill Herman, Secretary Robert Mumme and Director ReAnna Hay. Vice President Dustin Smith was absent and all Board Members approved and excused his absence. Also present was Allison Sanchez from Accounting, filling in for Executive Secretary, Julie Moreno. The meeting was limited to a few Members as we were still under the COVID-19 social distancing rule.

Treasurer William Herman was sworn in as the 5th Director to fill a vacancy spot.

**APPROVAL OF MINUTES** from Regular Board Meeting on April 15, 2020. This was tabled until the next Board Meeting as Directors did not have enough time to review them. President Hagen Motioned/Secretary Robert Mumme 2nd. All was Unanimous in tabling approval of Minutes.

**SECRETARY'S REPORT:** Allisonn Watkinson sent letters to Seniors at Bracketville High School with FCSA Summer Pool Passes as a graduation gift. They can be used from May 22 to September 7th. Graduates who are immediate family members can bring one non-member guest for their passes.

**TREASURER'S REPORT:** Treasurer Bill Herman read the financials for FCSA and Los Moras. In April, the Motel revenue was \$9,095.00; Texas Community Bank Checking Account was \$32,094.58; Credit Card - \$19,972.24; Money Market - \$8,593.38; Bank & Trust (Los Moras) \$124.70; and Restricted Fund was \$345,701.15. April Net Income was -\$30,262.14; Net Income before estimated depreciation - \$14,132.15; Net Income before estimated bad debt - \$22,608.00 with a Net Cash Income of \$6,478.01. October, 2019 to April, 2020 we were at a -\$180,734.64; Net Income before estimated depreciation \$96,963.63; Income before estimated bad debt \$160,050.00 with a Net Cash Income of \$76,278.99. Fort Clark Springs Accounts for April - Profit \$160,810.18; Expenses \$191,072.32; Net Loss -\$30,362.14. For the Year October 2019 to April 2020 - Profit \$1,296,607.66; Expenses \$1,477,342.30; Net Loss -\$180,734.64. Restricted Fund April Income \$5,275.20; October 2019 to April 2020 Net Income \$25,353.94. Los Moras Corporation April Profits \$554.07; October 2019 to April 2020 Net Loss - \$10,051.54. April Collections Due \$11,314.00; 13 people on collections, 2 people removed because they have gotten caught up. Member Services collected \$1300.00 for transfer and resale fees. Motion to approve - Treasurer Bill Herman; 2nd - Secretary Robert Mumme. Approved Unanimously.

**PRESIDENT'S REPORT:** Boardroom will remain as is for social distancing until further notice. The gym and adult center will reopen on Monday. Members are asked to please keep equipment sanitized before and after use. There has been testing for COVID-19. At this time, Kinney County still has zero cases. A member asked the Board to publicly answer questions concerning the job offer to Rick Siddon, General Manager. Reminder, personnel information is confidential. 1. No, we did not obtain a credit report for Mr. Siddon. US Immigration will do a much more thorough background and financial check than we can do. Credit reports are not required for employment at FCSA. Results would not be released to members as this would be for HR and is confidential. 2. Mr. Siddon has not yet been hired because he does not have a US Immigration Work Permit/Visa. He has not been paid nor will he receive back pay. Future salary would have to comply with restrictions placed on us by US Immigration. He has been offered the job. He has accepted it but he has not been hired. We cannot do this until US Immigration says we can. We received 30 plus applications, 7 applicants were called with only 2 who responded, with 1 of the 2 interested in the interview. We will post this on Dispatch once we get word from US Immigration. Allison Watkinson has disconnected the wi-fi at the teen center. Most families have a hotspot at home and wi-fi is not needed at the teen center. We had two email votes - 1. Complimentary pool passes as a gift to the graduation Seniors at Bracketville High School. Allison Watkinson designed and created the passes. Volunteers make FCSA a much better community. 2. We hired two pool recreation attendants to collect money Memorial Day Weekend and the summer swim.

### COMMITTEE REPORTS:

**Airport Committee** –: No Report.

**Architectural Committee – Joe Alackness, (Chairman):** Architectural Committee met last week in person and will continue to meet on an as needed basis. Joe Alackness wants to remind all members that a permit is needed to do any work outside your

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home. Jason Long, Community Council and Volunteers helped clean up Unit 3 by removing the brush and mowing. Unit 3 has been working hard on cleaning up. Call the office if members need any information.

**Golf Committee – Sandee Hagen:** President Sandee Hagen reported that Twilight Golf has started. End of month tournament is the last Saturday of each month. Couples to resume on Thursdays at 9:00 a.m.

**Preservation Committee –:** Helena McBride reported that the Committee's next project will be to stain the Commissary Building. They are waiting on the Mexico Border to open up so that they can get three workers to help. The Committee is going to work on small projects in the meantime.

**Recycle Committee – Helena McBride:** Recycling reopened on May 9th. They were very busy that day. Will be closed for Memorial Weekend but will be open May 21st. Recycling received a 2019 Certificate for 38 ½ tons of recyclables or 77,140 pounds.

**COMMUNITY COUNCIL REPORT – Natanya Watkinson:** Check for electricity for food vendors and arts and crafts vendors for \$50.00 for Fort Clark Days. Two \$500.00 Scholarships were given to Christopher and Mason. Smallest green space in Unit 3 is set for cleanup on June 6th. Everyone is invited to help or bring water. Movie Day is still being planned for June 13th. Waiting to hear from Kinney County and the Governor on restrictions. More information will be sent out. Next Community Council meeting will be at 10:00 a.m., June 13th in the Boardroom. We will have live Facebook streaming and may provide Zoom details. The 2021 Fort Clark Days Committee is almost filled. One position left for Coordinator of Emergency Services. First meeting for Fort Clark Days will be June 18th at 6:00 p.m. in the Adult Center. Applications are on the Fort Clark Days website at fortclarkdays.org. Fort Clark Days is being planned for the 1st weekend in March. Community Concerns are about keeping the green spaces mowed and trees dying on the Fort.

### OLD/UNFINISHED BUSINESS:

**Action Item 1:** Resolution 2020-2, Rescinding 2019-04 Establishing a Communications Policy. 2 versions were read. The first version where Future Communication Policy may be established by the Board of Directors, at its discretion, through internal policies and procedures. Passed Unanimously.

**Action Item 2:** Resolution 2020-3, Rescinding 2019-03 Establishing a Direct on Call Program. 2 versions were read. The first version where Future director-driven programs may be established by the Board of Directors, at its discretion, through internal policies and procedures. Passed Unanimously.

### NEW BUSINESS/ACTION ITEMS:

**Action Item 1 - Deer Capture Veterinarian and Tranquilizer Expense.** Tabled until after Executive Session. Issues with Contract. Secretary Robert Mumme motioned/Director ReAnna Hay 2nd. Passed Unanimously.

**Action Item 2 - Historical Society Request to Install New Billboard.** Board received a letter on March 10th from the Historical Society to replace the faded billboard and over four years old east of the Fort on Fort property. All expenses to be absorbed by the Historical Society. This will be covered for 4 years until May of 2024. Director ReAnna Hay asked if the Board could see the proof of what the Billboard will look like before going up. Treasurer Bill Herman motioned/Director ReAnna Hay 2nd. Passed Unanimously.

**Action Item 3 - Member Request to Establish Committee to do a Pool Study, including engineering, repair and grant funding.** Fort will not pay for any research and the Committee will present their findings to the Board before any action is taken. Comments from Members. Treasurer Bill Herman motioned/Secretary Robert Mumme 2nd. Passed Unanimously.

**Action Item 4 - Memorial Day Weekend Pool/Park Opening.** Members in good standing and their immediate family as defined in the current Rules and Regulations - free. Members not in good standing will need to bring their accounts up-to-date to be able to swim. Member/Guests - \$1.00; Kinney County/BISD - \$2.00; Non-Members/non-Kinney County Residents - \$5.00. Motel and RV Park fee includes pool access. 2017-2018 the pool lost \$21,792.31 in revenue; 2018-2019 the pool lost \$12,189.79 and only had \$3,320.00 in income. Treasurer Bill Herman motioned/Secretary Robert Mumme 2nd. Passed Unanimously.

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**Action Item 5** - Possible summer pool passes - \$39.00 for Member Guests; \$50.00 for Kinney County/BISD Residents. Pool is open 10 AM to 30 minutes before dark. Parties need to be reserved in advance. This will be tabled for now.

**Action Item 6** - Pitney Bowes Contract - Legal Expense. April, 2019 an email was sent to the HOA Attorney from previous Board President Maria Perkins regarding ending the contract with Pitney Bowes. On June 6, 2019, the Board decided to end the contract. No further correspondence has been found. The Board has received invoices for \$9,022.00 for violating the contract. On June 6th, 2019, the HOA Attorney wrote Pitney Bowes had breached the contract by raising prices mid-contract. Pitney Bowes denied this. They did reduce the amount of the invoice to \$4,933.15 because of the letter from the attorney. The Board is bringing this up today to see if the attorney should move on this issue. Decision: Make an attempt to renegotiate without attorneys fees, then pay the amount. Secretary Mumme Motioned/Treasurer Bill Herman 2nd. Passed Unanimously.

**ANNOUNCEMENTS:** No announcements from Board or Members.

**ADJOURN to Executive Session:** Member, Personnel Issues

**11:07 a.m.**

**RECONVENE TO REGULAR OPEN SESSION:** Report Executive Sessions Decision

**1:07 p.m.**

- Personnel Issues
- Member requested carport and was denied
- Unit 22 sale was approved
- Charter Membership to Lot-Up was approved and once plans are made for the construction of the house, it will be presented to the Architectural Committee
- Hunt will be tabled on the expense of the tranquilizer. A committee is being put together with Matt Bland, Philip Garcia, ReAnna Hay, Dustin Smith and Mark Pettis.

**NEXT REGULAR BOARD MEETING:** Wednesday June 17, 2020, Fort Clark Boardroom, 9:30 a.m. Seating will remain the same unless notified that there are changes with the COVID-19.

**ADJOURNMENT:**

**1:10 p.m.**

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**ROBERT MUMME - Secretary**