

Board of Directors

Fort Clark Springs Association, Inc.
BOD Regular Board Meeting
Saturday, April 20, 2024



The Board of Directors of Fort Clark Springs Association Inc., met on Saturday, April 20, 2024, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:06 am by President Lisa Vale. The following directors constituted a quorum: President Lisa Vale, Vice President Guillermo Guzman, Director John Wylie, Secretary Tony Hackebeit, joining remotely, and Treasurer Jason Long. Also present was Executive Director/ General Manager, Charlena Cavender and Executive Secretary, Cassie Reyes.

APPROVAL OF MINUTES: Minutes from March 16, 2024 were presented for approval. John makes the motion to approve minutes, Memo seconds the motion to approve. Approval vote is passed unanimously.

SECRETARY'S REPORT: No correspondence was given this month.

TREASURER'S REPORT: In March we had \$176,000 total income. For our fiscal year, since October 2023, we are at almost 1.2 million total income. Our net income for March was \$5,051. For our Fiscal year, we are at \$46,000. 20k in the motel. There were about \$3,000 in member transfer fees.

BOARD OF DIRECTORS REPORT: There was discussion on the Hazard Mitigation plan. To clarify, FCSA is not considered its own entity to make the hazard plan, it falls under the county. Statements were sent out to the entire association for delinquents. Payments are offered.

COMMITTEE REPORTS

Airport Committee -by Stan Martin: In April, there were two member-guest visitors that flew in. One stayed overnight in the motel, and the other was a day trip. One new member joined the airport with his plane. The airport was mowed twice, and treated for mesquite as part of our spring clean-up. A total of \$835 in airport committee funds were used for this maintenance. During the summer, the overgrown area will need to be mowed by FCSA maintenance - we will coordinate with the general manager and maintenance to get that scheduled.

Architecture Committee - by Frances Bitter: Architecture committee has met once since your last meeting due to lack of permits. That meeting led to the mistake of the Sanderson variance. We neglected to check the CC&R's for unit 36 before ruling on the shed. After approving the permit, it was discovered the shed is twice as big as the allowed size for that unit. Two people are interested in joining the committee and we will be voting on them this Tuesday and then submitting to you.

Golf Committee - Emailed in by Katie Brown: The golf committee will soon have applications available for the two 1 thousand dollar scholarships that we award every year. Any senior that is interested in those scholarships should check the high school office. Next tourney is the 6th annual cajun bash. \$100 per person, \$400 per team. All proceeds go to Fort Clark golf for improvements.

Preservation Committee - by Constance Kilgore: At our last meeting we had an election. Constance was elected as Chair. Jack Marsh as Vice Chair. Eva Huey as Secretary and Sharon Gregor as Treasurer. We want to thank HN as Chair over the past several years. We want to also thank Tony Hackabeit as board liaison for being very active with the committee.

Recycle Committee - by Helena McBride: Helena presents a certificate of recognition for 2023. States FCSA collected 33 tons of recyclables. Need volunteers over the summer.

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COMMUNITY COUNCIL REPORT- Presented by H.N Bitter- Fort clark days and solar eclipse tshirt are now on sale at the sutler's store. FCD we did not have our usual numbers due to marketing. We will be doing more marketing and trying to get more historians., vendors, and musicians. The raffle ended with 100 tickets sold. Aaron Talamantes, from unit 3, was the winner of the prize. We will be discussing where these funds go towards. We will have three more raffles throughout the year. With the eclipse, we had a lower turnout than expected. We are still getting a final count of the funds. Commissary bathrooms are needing to be fixed. Need to find out if the lines to the bathrooms are property of MUD or the Fort. The Activity Center and Post Theater need repairs as well. Travis Huey and Annabell McNew are looking for possible grants that can help get those repairs started. Tom Kovacs will be writing a proposal regarding AEDs on the fort. The Community Council will sell concessions at the First Friday event.

EMAIL VOTES:

Email Vote 1: Motion to hire Charlena Cavender as our GM/EO- Motion passed

Discussion/ Action Items

DISCUSSION/ACTION ITEM 1: Request for Variance- Unit 34- Discussion was had by the board of directors and Mr. Knapper, along with input from the attending members. Knapper is requesting a building to be built that exceeds the maximum requirements of size as stated in the CC&R's. Memo makes a motion that the BOD agrees to approve the variance request. John seconds the motion. Motion passes unanimously.

DISCUSSION/ACTION ITEM 2: Request for Variance- Unit 36- Discussion was had by the board of directors and Mrs. Sanderson, along with input from the attending members. Unt 36 has the same stipulations as 34 as far as the size of the structure that is being requested to build. Lisa makes a motion to approve the variance for the Sanderson's to exceed their square footage on their storage shed and their placement at the front of instead of the back 20 feet and that if the properties are separated in the future then property code 209.015 needs to be followed. Memo seconds the motion. Motion passes unanimously.

DISCUSSION/ACTION ITEM 3: Pool Closure and what events to fill for- Discussion is had on the spring and the lack of water. Third year in a drought. Currently MUD cannot sell us water to fill the pool. If the wells are filled enough for Memorial Day weekend and July 4th, MUD is willing to fill the pool.

DISCUSSION/ACTION ITEM 4: Golf Course Summary- Prior to the most recent system at the golf course, it had a 100 horsepower pump which would supply 100 psi of water pressure. In 2011, the horsepower was dropped down to a75 horsepower pump which will supply about 70 to 80 psi in the golf course. Currently we had a pump rebuilt that is not meeting the requirements of the 75 horsepower so we have been without water. Pump that was once replaced, needs to be replaced again due to not meeting requirements of horsepower that's necessary. We have an email vote for a new 73 horsepower pump to be made by a company in Houston that will get us back to the 75-80 psi. Director comments. Member comments.

DISCUSSION/ACTION ITEM 5: Notice of Past Due Accounts- A lot of people have come in and have brought their accounts up to par and there are still a lot out there and we are giving them the option of paying in full, making a payment plan, or sending to collections. Director comments. Member comments.

ADJOURN to Executive Session:

11:18 am

RECONVENE REGULAR OPEN SESSION:

3:13 pm

No decisions were made that needed to be voted on.

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NEXT REGULAR BOARD MEETING: Next regular meeting will be, May 18, 2024, Fort Clark Boardroom, 9:00 AM.

ADJOURNMENT: The meeting was adjourned at 3:14 PM.

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