

Board of Directors

Fort Clark Springs Association, Inc.
BOD Regular Board Meeting
Thursday, January 25, 2024



The Board of Directors of Fort Clark Springs Association Inc., met on Thursday, January 25, 2024, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 5:31 pm. by President Lisa Vale. The following directors constituted a quorum: President Lisa Vale, Vice President Guillermo Guzman, Director John Wylie, Secretary Anton Hackebel, and Treasurer Jason Long.

APPROVAL OF MINUTES: Minutes from the Regular Board Meeting on December 9th was tabled. Guillermo Guzman makes a motion to table. John Wylie seconds the motion. Vote was passed unanimously.

SECRETARY'S REPORT: No correspondence to give this month

TREASURER'S REPORT: Jason Long gives report. Currently we have 1 million and 15 thousand dollars on hand. 300k in the restricted fund. \$515,000 in the general fund. He reports that the directors have met with Fidelity and their representative and voiced their concerns to which the rep was able to answer. Currently we are working towards getting the account setup. Currently the preservation's balance is \$50,381. Motel is down in sales. The RV Park is up due to workers that arrived. Overall our revenue is around the same as last year.

BOARD OF DIRECTORS REPORT: John gives report. Announces that the gym is now 24/7 and cards are available at the front office. Triumvir has been helping to grow the employees. Currently working on the streamlining process. Implementing education of the budget to the employees. Each department head will have an overview of their budget. They will understand how things need to be coded and we will measure quarterly on where they stand. Projected plan of action is to have a vision traction organizer. Time frame will be between May of 2024 to May of 2025. We will sit with the Dept Managers and discuss our plan of action. Audit for 2022 will be turned in by March. The 2023 Audit will not be completed by March but it will be done by the same company and, at the latest, expected to be turned in by Mid 2024.

COMMITTEE REPORTS

Airport Committee -Stan Martin: No report was given

Architectural Committee - by Frances Bitter: Since your December 9th Board of Directors meeting we have tabled 1 permit until we receive more information and we have approved 1 permit. We have not met 3 times due to the lack of quorum or lack of permits. We are in desperate need for members to step up and start on this committee. It is required for an HOA. Joe Alaknis will be leaving the committee March 31st after serving for many years. That will reduce our members to only 3. That is the absolute minimum required.

Golf Committee - Emailed in by Katie Brown: The Fort Clark Golf Committee met on January 6, 2024 to discuss the 35th Annual Las Moras Hoagy Nelson Memorial golf tournament. This tournament is sponsored by individuals and businesses that support BISD Seniors and the Fort Clark Golf Course. The proceeds of this tournament include two \$1000 scholarships for BISD seniors with the balance going towards the improvements of our golf course. The tournament will be held March 9th and 10th with a practice round on

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March 8th. Donations towards this tournament can be made by contacting David Mann. Respectfully submitted, Katie Brown.

Preservation Committee - by Preservation President H.N. Bitter: Preservation committee held its first 2024 meeting on January 10th. Two special guests were Tony Hackebeil and Richard Moore. They took time to help locate additional and qualified contractors to assist.

Recycle Committee - by Helena McBride: We're waiting for building installation to be scheduled. Also waiting for check for our last shipment. Thanks to Vida Kelly and Warren from RV Park for making recycle bins for the RV Park. Thank you. Helena McBride

Las Moras Restoration Project - by Chris Hale: Their report was given during the special meeting.

Election Committee by Sandee Hagen: Please make sure your address has been updated if necessary. After the ballots have been sent out. Tony Hackebeil, is the only person who will be allowed to help you receive a new one. Committee will label the ballots on February 7th and they will be mailed out on the 9th.

COMMUNITY COUNCIL REPORT - by Barbara McFadden: At the annual community council meeting, Barbara McFadden was elected as president and Frances Bitter elected treasurer. However, the need to elect a new president will be necessary for Barbara, who will be relocating. Vacancies will be filled by the Community Council Board of Directors. During the same meeting, a proposal was given by Tom Kovacs to start the rifle raffle to raise funds for various projects throughout the community. A committee was formed to proceed with his fundraising efforts. The FCS Community Council Raffle Committee will have weekly meetings. Member comments. Director comments.

EMAIL VOTES:

Email Vote 1: Motion to contract Wilson Pest Control & Termite Services for 1 year at \$975 a month. Motion by Tony Hackebeil. Second Memo Guzman. Vote to approve motion: Unanimous 5 votes - yes.
MOTION APPROVED

DISCUSSION/ACTION ITEM 1: Reaffirm Fiscal Year Budget- John clarifying with proper notice. Triumvir has been working on where everything needs to go as far as coding. The Board of Directors will continue to stand by the agreed upon budget until Triumvir is able to separate costs. John makes a motion to reaffirm the fiscal year budget for 2024. Memo 2nds the motion. Motion passes unanimously.

DISCUSSION/ACTION ITEM 2: Previous Assessment Increase- Revoting on the assessment. Restricted fund is for maintenance/ historical preservation. Residential is \$47. Membership is \$48 + \$5. That \$5 goes towards the restricted fund and is not part of the P&L or budget. This is to take care of capital improvements. Out of that \$5, 25% of that goes towards the preservation committee. Tony makes a motion to reaffirm the increase that previously voted on to be effective January 1st. John seconds the motion. Motion passes.

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DISCUSSION/ACTION ITEM 3: Consider Member Assessment Increase- Decision was made and looped into the previous item.

DISCUSSION/ACTION ITEM 4: Open Listings on Fort Property - Announcement was made that the opportunity for any realtor to sell fort properties is open and they can submit their own proposals to the board of directors.

DISCUSSION/ACTION ITEM 5: Request for Variance- Unit 3 trailer on property that goes against the CC&R's/ Discussion is had between the board. Tony makes a motion that they deny the variance, and urge the member , without cooperation, to utilize storage at the recycle center if it is possible. Otherwise, if we determine it is not possible, then he will have to find his own storage. John seconds the motion. Motion passes by majority vote. Second request for variance. More details are needed. Tony makes a motion that they deny the variance and require the member to provide us with a drawing that shows exactly where the overlap is located and also recognize that if he completes his purchase of the adjacent property this can be resolved by moving into that lot. John seconds the motion. Vote passed unanimously.

DISCUSSION/ACTION ITEM 6: Phone System Research- Jason presents that he has been researching and has contacted multiple phone companies to switch to in order to save the fort money. Director comments. Member comments.

ADJOURN to Executive Session:

8:07 pm

RECONVENE REGULAR OPEN SESSION:

10:50 pm

Personnel discussions have taken place and no actions were taken.

NEXT REGULAR BOARD MEETING: Next regular meeting will be, February, 17 2024, Fort Clark Boardroom, 9:00 AM.

ADJOURNMENT: The meeting was adjourned at 1:53 PM.

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