

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, August 26, 2023



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, August 26, 2023, in the Boardroom, Fort Clark Springs, Kinney County, 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, Vice President Memo Guzman, Director John Wylie, Secretary Tony Hackebell, and Treasurer Jason Long. Also present was Executive Administrator Cassie Reyes.

APPROVAL OF MINUTES from Board Meeting on July 15, 2023. **Motion to approve was made by Secretary Tony Hackebell. 2nd by Director John Wylie. Motion passed unanimously with five Board Members present.**

TREASURER'S REPORT: Motel Revenue for July 2023: \$35,596 which is \$4,000 up from July of last year. RV Park is up about \$29,551; Total Income \$26,788; Expenses \$211,000; Net Income of \$49,007. Preservation \$36,793.57; Total in Bank Accounts \$1,381,495.99. June Income \$242,331.31; Expenses \$234,994; Net Income \$6,452.53.

BOARD OF DIRECTORS' REPORT: We hired a new General Manager. Patrick Criminger, he will be starting Sept 5th, after labor day. A new washing machine for the motel. Previous one could not be fixed. It has been installed. Outstanding bill with a previous accounting firm. We have settled that bill and saved about \$2,500. We have two backhoes that are currently being fixed. Rented backhoe for brush pick up. Security has found a truck for their vehicle. Las Moras Committee has rerouted how the water goes and now has a quick disconnect. If we want to circulate water we are able to now. Looking at working on handicap access within the next month or two. Eclipse has 23 rooms booked \$300 a night with a 3 night minimum. Admin courtyard work will begin. 2 Hot Dog Rollers came in defective. Looking into a different source. Will be receiving the start date on Audit. AEP Donated \$5,000 to Fort Clark Days.

COMMITTEE REPORTS

Airport Committee - No report was given this month.

Architectural Committee - by President Lisa Vale for Frances Bitter: Since your last meeting we have approved 8 building permits. We have received several violation complaints from members and have addressed those violations with the owners. We are working with people who have received violation letters to resolve the issues on their property. We have sent two variance issues to you. One has been resolved and the other one is on today's agenda. We currently have two people interested in joining our committee and they are attending meetings as required to see if they want to apply. We were not able to meet once this past month due to lack of quorum.

Golf Committee - by David Mann:No report given this month

Preservation Committee - by H.N. Bitter: No report given this month as the Preservation Committee is on summer hiatus.

Recycle Committee - by Helena McBride: \$1,245 shipment of cardboard. Thanks to Christine and Philip. \$5000 donation from an anonymous donor that will go to the storage facility.

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, August 26, 2023

Las Moras Restoration Project - by Secretary Tony Hackebeit for Chris Hale: Work done in the last month: i) Grading in three locations and also adding a berm to try and prevent, or at least minimize, runoff damage to the swimpark and bathrooms during heavy rains; ii) everything is complete in the rebuild of the bathrooms, except urinal installation; and iii) rebuild of the pipe apparatus to eliminate obstruction of the sidewalk on the north side of the pool. A recommendation has been made to the Board for an alteration that would improve disability access to the pool. A Grant application has been made for replacement of the lights on the vintage light poles around the pool and swimpark with solar, dark-sky friendly lights (although exact, best lights to use haven't been located yet)

Recreation Committee: No report given this month as the Recreation Committee is on summer hiatus.

COMMUNITY COUNCIL REPORT by Barbara McFadden: Thank you to Fort Clark Days Co Chairs and Steve Foxx for their efforts. Resulted in a \$5,000 grant from AEP for FCDays 2024. (They gave \$1,500 for 2023, pledged \$1,500 for 2024). Currently the Community Council is on Hiatus but members are very much involved. Fort Clark Day's first meeting is September 6, 2023 at 6 pm in the BoardRoom. Next community council meeting is September 9, 2023 at 10 am. Preceded by the Community Council Board of Directors meeting at 9:30 am. Requests to post agenda in two locations one being a dispatch and the other at the entrance of the fort. Where the security gate is. Will be appointing a nominating committee in the November meeting. Two positions will be open in January ; President and Treasurer. At the September meeting nominations will be accepted for unexpired secretary's position. Position expires January of 2025. Need volunteers.

EMAIL VOTES

Email Vote 1: APPROVAL OF RENTAL OF BACKHOE: Motion was made by President, Lisa Vale, that it is agreed to approve up to \$20,000 to repair both backhoes. Tony, 2nds the motion to do the repairs.

Email Vote 2: NEWSOME ACCOUNT - 2021 INVOICE - Motion was made by President, Lisa Vale, to settle the Newsome account balance for \$8,914 for \$6,500 on a 2021 invoice. Vote on motion passes unanimously.

OLD/UNFINISHED BUSINESS: None.

DISCUSSION/ACTION ITEMS

Discussion/Action Item 1: CPI ASSESSMENT CALCULATIONS- 2.97% addition which would equate to Regular membership being \$52.90 and Residential would increase to \$47.36 which is a \$1.37 increase. Looking at rounding the numbers off, so we can get back to a whole number to cut back on man hours in accounting. Director comments. Member comments. **John Wylie presents a motion to table the matter. Tony Hackebeit 2nds the motion. Unanimous vote with 5 Directors present.**

Discussion/Action Item 2: Gun Club Lease - The Fort Clark Gun Club and the Fort Clark Springs Association seek to work together to improve the range to make it a bigger attraction for that community and amenity for the Association. Improving the entrance and driveway areas, installing AR550 metal hanging targets and larger projects of installing electricity and building a trap range are all Club objectives over the next ten years. The Club is seeking a ten year lease to provide the security to invest in these projects. Having the cooperative support of the Association will greatly improve the success of the range and the value it provides the Association and the community. Gun Club would like to set the annual amount the Club pays annually at \$1,000. This amount is derived from the percentage of the "400 Acres" the range occupies and is

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, August 26, 2023

slightly above the 2022 taxable amount for this percentage. **Tony Hackebeil presents a motion to accept the lease as written. John Wylie seconds the motion. Motion was passed unanimously with 5 directors present.**

Discussion/Action Item 3: Hunt Parameter and Pricing- Recommendation from Matt Bland. Member rates have not changed. Members pay a one time seasonal fee to hunt a deer. Once you get that deer the additional deer is a lower price. Compared to a non member fee. Director comments. Matt Comments. Member Comments. **Tony Hackebeil presents a motion to accept the 23/24 guidelines as Matt has proposed. John Wylie seconds the motion. Unanimous vote with 5 board members present.**

Discussion/Action Item 4: Memorandum of Understanding - Community Council - Concerning Fort Clark Days. CC looking at not wanting a disagreement every fall with facilities usage. Directors and members suggest meeting earlier concerning the FCD facilities that are being used. Member Comments. Director Comments. **No motion was presented.**

Discussion/Action Item 5: Consider Approval of Standart Development Invoice - Invoice details include 1) Land Clearing - Service Date 08/04/2022 D6 size bulldozer clearing area for new landfill cell at Fort CLark landfill. Mini-excavator used to dig test holes for soil analysis for geological survey. Mobilization/Demobilization of all equipment. 1 Unit x \$6,995.00 2)Survey/Consultation Service Date 08/04/2022 Full GPS survey performed to integrate to existing landfill specs. (Elevations/Grades ETC.) Consultation with engineers hired by Standart Development to meet TCEQ regulations. Survey markers placed and elevations set to perform scope of work agreed upon. Time and materials. Our engineer was hired and located by us in order to save Fort Clark Springs the large expense of hiring other firms. All approved by the Director. This was all inclusive in our original bid proposal to construct an entire new cell. 1 unit x \$10,737.50. Total being \$17,692.50.Member comments. Director comments. **Guillermo Guzman makes a motion to table, we need more information. John Wylie 2nds the motion. Unanimous vote to table with 5 Directors present.**

Discussion/Action Item 6: Discussion on researching filtration systems for the pool. -Possibility of purchasing water from MUD and making it last. Discussing the idea of a mobile unit for the pool's filtration.Open to members to help and have engineers assess the pool. Member Comments. Director Comments. **No motion was presented.**

Discussion/Action Item 7: Keyless Entry for Fitness Center- Fort Clark is spending over 40 thousand a year in payroll. Looking into a 2 door access control system , 4 cameras, 1,000 keycards and ID card printer. Price estimate \$1,752.78. Carly Parks, events manager, will be setting up the facilities maintenance of their building and equipment. Giving the employees that are currently employed at the Fitness Center 30 days to explore other positions on the fort. Member Comments. Director Comments. **John Wylie makes a motion to approve . Tony Hackebeil 2nds the motion. Unanimous vote with 5 Directors present.**

Discussion/Action Item 8: Consider approval for Unit 15 Variance. Davina Alderate's reasoning for the request is because of dogs jumping into the yard. Would like a fence taller than what is allowed. Code says the Board can regulate the type of fencing the property owner may install. No specifications about height. Move to C.C.&R's. There are no stipulations with height. Members are requesting a 6ft privacy fence on the sides. **Guillermo Guzman presented a motion to have a 4 ft wooden fence in the front of the property and a 6 ft fence on the sides. Jason Long 2nds the motion. Unanimous vote to approve with 5 Directors present.**

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, August 26, 2023

Discussion/Action Item 9: Good Sams Agreement. Online advertisement on Good Sam website up for renewal . \$3,000 agreement for the year. Director comments. Member comments. **Tony Hackebeil makes a motion to renew the agreement. Guillermo 2nds the motion.**

Discussion/Action Item 10: Recycle Center - storage building. Needing storage to hold the bails. Leaving bails out in the sun, ruins the material and plastic wrap come undone. Recycle center currently using tarps to cover bails. Members requesting total cost of project. **Board asking for more information before making the next move on the storage for bales.**

ANNOUNCEMENTS: NONE

ADJOURN TO EXECUTIVE SESSION: 12:24 PM.

RECONVENE REGULAR OPEN SESSION: 3:26 PM

NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, September 16, 2023, Fort Clark Boardroom, 9:00 A.M.

ADJOURNMENT: 3:27 PM

Board of Director