

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, June 24, 2023



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, June 24, 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, and Director John Wylie. Also present was Executive Secretary Julie Moreno.

APPROVAL OF MINUTES from Regular Board Meeting on May 20, 2023. **Motion to approve was made by Vice President Memo Guzman. 2nd by Director John Wylie. Motion passed unanimously with three Directors present.**

SECRETARY'S REPORT: We received no correspondence this month.

TREASURER'S REPORT: Motel revenue is around \$30,000. The RV Park has had a 239% increase due to the solar panel workers. The revenue for the RV Park is around \$30,000. Bank Balances are \$563,825. Net Income for May is \$135,078, which Lot Sales are included with \$57,000. Collections were over \$6,300. The Preservation Account has \$35,089.90.

BOARD OF DIRECTORS' REPORT: Per Director John Wylie, we interviewed five candidates for the Golf Course Superintendent position. No decisions have been made, but will be discussed during the Executive Session. President Lisa Vale stated that the 2022 audit is ready to go. The contract still needs to be signed and the 2023 audit needs to be discussed. Executive Secretary Julie Moreno gave an announcement on the ERC (Employee Retention Credit) funds. The Fort received \$811,652.08 minus \$113,893.28 (the \$2600 was taken off this amount because it was a startup to Jorns & Associates and would have been refunded to us had we not been eligible for the funds. The total amount we received after was \$697,758.80. President Lisa Vale stated we have a second Board vacancy and a dispatch was sent out. This position is eight months and goes until the next election. Please submit resumes by July 10th if Members are interested. Vice President Memo Guzman stated that with all of Helena McBride's hard work, we received and installed the baler. President Lisa Vale announced we are still looking for a Director of Communications and General Manager. Thanks to Linda O'Brien and Jacqueline Lewis for their cleanup and repair of the fountain in the Arbor at the Administration Building. Director John Wylie stated that the Board had a meeting with all the Managers so we can grasp any problems and move forward. The Vision/Traction Organizer was talked about and questions arose on how do we execute this without a General Manager? The Board is making this their top priority.

COMMITTEE REPORTS:

Airport Committee - No report was given this month.

Architectural Committee - by Frances Bitter: Since your last meeting, we have approved five permits, reviewed several repair notifications, and sent out more violation letters and second letters. We have visited with some people who received violation letters and helped them resolve their issues. Richard Moore has been nominated as Vice President replacing Mallory Ratliff and we hope to have a quorum this week so we can vote on his nomination. We are working on a variance request that will be presented next month. We have divided up the CC&R's among Committee Members to start working on revisions. This will be an ongoing project and will be presented to the Board in a workshop and then to each Unit. We are amending

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the fine schedule. We discovered we can make each level of violation 30 days instead of 45 days per Section 209. So, we are making that amendment and will file it with the courthouse after two readings and a vote. We will need people to come on the Committee and help us out. We meet every Tuesday at 5:00 p.m. in the Boardroom and we would love to have you come observe our meetings and see if you would be interested in joining us.

Golf Committee - by Julie Moreno for Katie Brown: The Golf Course Committee donated \$600 for machine parts. The Golf Course Committee also assisted with the BYSCO Youth Golf Tournament (Brackettville Youth Sponsors Civic Organization) which was held on June 10th.

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

Recycle Committee - by Helena McBride: In mid-May, we shipped 48 boxes and 7 bales of plastic. June 7th, maintenance shipped 46 bales of cardboard at \$52.50 per ton. Helena received \$1,000 from Rio Grande Electric, \$9,500 from Coca Cola Southwest Beverages. The baler shipment, installation and wiring cost \$9,035.00. \$480.00 was for the electric. The Fort paid \$40 for Rio Grande to put the meter on the pole. Helena has \$800+ left for supplies. Maintenance will bale the cardboard; Recycle will bale the plastic. We are looking into a covering for the bales. Cheapest building would be about \$16,000. From 2016 to 2022, our profit was \$21,000. Director Comments.

Las Moras Restoration Project - by Julie Moreno for Chris Hale: We are nearing completion of a number of different projects, most importantly, repair of the planter boxes and rebuild of the bathrooms (which are now handicapped accessible for the first time ever). There are still a few things left to do with the bathrooms, such as finish the exterior painting, install lights and exhaust fans, and install a urinal (one side only). You'll get in the next week or two another spreadsheet that details the expenditures for each of these projects. The barbecue pit and some other adjacent stone has been repaired. Important remaining projects: repair to ladders, change the pump apparatus to remove the sidewalk blockage, and make sidewalk changes depending on how FCSA determines is acceptable for improving disability access to the pool. Finally, there are two topics that are still being scrutinized: changes to try and protect against muddy runoff into the pool area, and deciding on proper lights for the vintage pool poles that are solar and dark sky certified.

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

Solar Eclipse Committee: On June 22 we had our first Committee meeting attended by eleven people and presented where we are at this time. We have met with the school superintendent and agreed to have Bob Bohley, an astronomer friend, present three preparatory sessions to three different age groups on the morning of the Eclipse to prepare the kids for what they can expect to have happen to the atmosphere and what they need to look for. He will also be making a presentation for people on the Fort on Sunday afternoon. We also ordered Eclipse glasses for the students and staff of Brackettville ISD and will be reimbursed by the school district. We have ordered glasses to be sold on the Fort grounds. We have activities planned for the weekend and for the day of the Eclipse. We are looking for more activity ideas. We have set prices for staying on Fort grounds and entrance will be very limited. Henry Garcia is trying to set up a meeting with us, Sheriff Coe, Border Patrol, the Mayor and Superintendent Diaz. We will know more about what Brackettville is planning after that meeting. Henry Garcia is expecting 8,000 people. That could be a little low. Other sites along the path of totality are starting to advertise and we need to get started and advertise that we will be the first in the U.S. to get it.

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COMMUNITY COUNCIL REPORT: Community Council did not meet in May due to lack of a quorum. April minutes will be presented, as corrected, at the next meeting - September 9, 2023. Unfinished business: 1. Waiting for FCSA Board Of Directors' response to request for a Memorandum of Understanding regarding Fort Clark Days which was presented to the Board Of Directors at May Board Of Directors' Meeting. 2. Bathroom repairs in the Commissary Building are awaiting hiring of a new General Manager who will coordinate maintenance personnel and volunteers in this effort. New Business: 1. Formation of Eclipse 2024 Committee was approved by unanimous vote. This meeting will be co-chaired by Frances Bitters and Christina Bitters and will have its initial meeting on June 21, 2023 at 6:00 p.m. in the Boardroom. This Committee will also be facilitating events for the November 14, 2023 Eclipse. 2. Community Council, via this report, submits a formal request that the FCSA Board of Directors address and facilitate stripping of Fort roads including but not limited to: Fort Clark Road and Scales Road. This issue needs immediate attention. There have been many discussions regarding the entities having jurisdiction over Fort roads; however, the Members are, quite frankly, tired of discussions and want the safety and well-being of Members and guests to be a priority. Stripes are not barriers and cannot restrain a vehicle but at least the driver will know where they are supposed to be driving. Please don't wait until someone is killed or seriously injured to fix this on-going problem. Director Comments. Christina Bitter gave a short report on the theater seat purchase. Lots of volunteers came out to help unload them. The Eclipse Committee is under Community Council's umbrella and they gave start-up money. The Fort Clark Days Committee is still looking for a Food Chair. We also applied for and AEP Foundation Grant for \$5,000

EMAIL VOTES:

Email Vote 1: Courtyard/Arbor Work. The email vote was for getting the tile installed, buy a floating fountain, paint metal patio furniture, red white and blue flowers, potting soil, mulch and fairy lights for the arbor. The Board approved up to \$2,000. Member Comments.

OLD/UNFINISHED BUSINESS: None.

DISCUSSION/ACTION ITEMS:

Discussion Item 1: Pool. Randy Castilla gave a report on how we can keep the pool safe through the 4th of July weekend. MUD wells can support filling the pool at this time. Member Comments. Director Comments.

Discussion Item 2: Vision Traction Goals. This item was talked about in the Board of Directors' Report.

Discussion Item 3: Pool Prices. President Lisa Vale gave prices of the current pool prices. Two options were given and the second option was chosen. Those prices are: Member Guest/RV Park Guest/Tent Camping/Motel - \$3; Member Grandkids - Free (Tabled); Kinney County Residents - \$5; Non-Residents - \$7; and Renters - Free (Tabled). Director Comments. Member Comments. **Motion was made by Director John Wylie to suspend charging Grandchildren and Renters until a consensus be made and sticking with Option #2 on our list of Member Guests at \$3, Kinney County Residents (all ages) \$5, and Non Residents is \$7 and Children Under \$3 are Free and ends after Labor Day. 2nd by Vice President Memo Guzman. Motion Passed Unanimously with 3 Directors Present.**

Discussion Item 4: Filling the Pool - 4th of July. Discussion between Members and Directors on the safety and cost effectiveness of filling the pool for the holiday weekend. Member Comments. Director Comments. **Motion was made by Vice President Memo Guzman to fill the pool on Friday, June 30th and close Tuesday, 4th of July, 6 p.m., with the parameters that Randy is monitoring the pool and**

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making it as safe as possible. 2nd by Director John Wylie. Motion Passed Unanimously with 3 Directors Present.

Discussion Item 5: Accountant Invoice. Financial Task Force Member, Jim Race, explains why this invoice is not paid. This item is tabled until more research can be done.

Discussion Item 6: Water Energy Invoice (Laundry). This item is tabled.

Discussion Item 7: Bid Process. Property Code 209 requires a process to be adopted for a capital improvement project over \$50,000. We will be adopting a 3-bid process and have in place by the next meeting. Director Comments. Member Comments.

Discussion Item 8: Unit 3. Director John Wylie stated that the Board is aware of Unit 3 and the need for clean-up. At the Manager’s Meeting, Philip Garcia stated that it would take about 60 yards of a dumpster to get rid of the houses. The Board’s next steps would be to figure out what the Fort owns and what we can do about solutions to clean up Unit 3.

Discussion Item 9: Board Vacancy. Sandy Hagen and Tony Hackebeil are the two candidates who have submitted resumes for the board vacancy. **Motion was made by Director John Wylie to appoint Tony Hackebeil to the open board position. 2nd by Vice President Memo Guzman. Motion Passed Unanimously with 3 Directors Present.**

Vice President Memo Guzman swears in Tony Hackebeil to be on the Board of Directors.

ANNOUNCEMENTS: June 25 - St Mary Magdalene Chicken Plate Sale; July 1 - Vendors at Pool; Recycle Center Closed; July 4 - Fireworks if weather permits

ADJOURN TO EXECUTIVE SESSION: 11:33 a.m.

- Personnel
- Contract Negotiations
- Member Issue

RECONVENE REGULAR OPEN SESSION: 3:35 p.m.

Votes Taken:

Personnel: 1. Motion was made to appoint Maxwell Wilson as the Golf Superintendent as a 1099 Contractor by Director John Wylie. 2nd by Vice President Memo Guzman. Motion Passed Unanimously with 3 Directors Present.

NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, July 15, 2023, Fort Clark Boardroom, 9:00 AM.

ADJOURNMENT: 3:36 p.m.

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