

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, April 23, 2022



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, April 23, 2022 (rescheduled from Saturday, April 16 due to the Easter Holiday), in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:01 a.m. by President Travis Huey. The following directors constituted a quorum: President Travis Huey, Vice President Linda O'Brien, Treasurer Lisa Vale, Secretary Robert Mumme, and Director Memo Guzman. Also present were Executive Officer/General Manager, Alan Peterson and Executive Secretary, Julie Moreno.

APPROVAL OF MINUTES from Regular Board Meeting on March 19, 2022. **Motion to Approve Minutes by Vice President Linda O'Brien; 2nd by Secretary Robert Mumme. 4 Approved Motion; 1 Abstain. Motion passed.**

SECRETARY'S REPORT: Secretary Robert Mumme reported that two pieces of correspondence came in. One from Sally Stribling to Sherry Neuman and Fort Clark Springs - On behalf of Kinney County Church Alliance, thank you for all of your assistance in making the Easter Sunrise Service a meaningful occasion for our community. The Quarry was a beautiful setting as usual. The "coffee and goodies" was totally unexpected! Thanks for making sure the area was so welcoming. Gratefully, Sally Stribling. The 2nd correspondence was from Kathi Warm, Community Council. The Community Council Meeting was on April 9th, 2022. There were 7 members in the audience. There weren't any comments or any matters of concern. My personal thought is that General Manager, Alan Peterson, is doing a very good job having the Town Hall meetings to quell any rumors and letting members know what is happening. That may be why we don't get as many complaints as in the past.

TREASURER'S REPORT: Treasurer Lisa Vale reported the Motel Revenue for March, 2022 is \$48,606.25, 2021 - \$20,153.00, Up 141%. Total Income for March, 2022 was \$205,561.00, Up 22% from last year. Expenses for March, 2022 was \$206,345.00, Down -2% from last year. Net Income/Loss Before Bad Debt and Depreciation - \$10,547.00. Year to Date Total Income is \$1,263,627.00, Up 6% from last year. Year to Date Total Expenses is \$1,247,069.00, Down -8% from last year. Net Income/Loss before Depreciation/Bad Debt is \$2,234.78. Bank Balances for Texas Community Bank is Checking Account \$136,493.75, Credit Card \$126,579.59, and Money Market \$9,295.11. Bank Balances for Bank & Trust is Restricted \$383,747.04, General \$188,279.38, and Preservation \$26,126.00. Total of all Bank Balances \$870,520.87. We are better because we have budgeted our taxes. Director Comments.

EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported that \$6,154.29 will be transferred to the capital account that will be for the renovation of 3 rooms. The only other variance that is on there is for the difference of gas and oil prices from last year. This year we spent \$6,457.00 and last year it was \$3,483.00. Part of that is for the additional two tanks that were filled up at the Golf Course due to gas and oil prices going up 30%. The biggest issue right now is the situation with the pool and the spring. We've been going over solutions with the Las Moras Restoration Committee: Chris Hale, Russell Nowell, Tim Ward, Linda O'Brien and Helena McBride. They've been looking at the structural issues and seeing what can be done. There is not much we can do about putting water in the pool until we have rain. We've had Historical Engineers looking at it to let us know what we can do. We are going to utilize the time that the pool is down to make these repairs and do as much as we can. We have 2 major additions to the staff at Fort Clark: Stephen Krumm, Golf Operations Manager and Amos Trisler, Recreation Manager. Stephen in the last two weeks has put SOP's together for the Pro Sho and Maintenance Departments. Stephen has also hired new staff for the Pro Shop. Our equipment has come in for the Fitness

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Center. Amos will be working on Recreation Programs with the Fitness Center, Adult Center and RV Park. Maintenance has cleaned up the lots on Chandler Road. We are working on getting proposals and Engineering Studies on the Landfill. We are also working on some trail maintenance. Bathrooms are working at the Amphitheater. Security has been putting up some new gates with signage. We are working with DPS regarding the illegal activity on the Fort. The courtyard is being cleaned up by volunteers. We have an Energy Audit scheduled this Tuesday and Wednesday. An Arborist will be here Wednesday and Thursday to go look at our trees and treat some of them. I have received no response from MUD regarding the road on Fairway Circle. Director Comments. Member Comments.

COMMITTEE REPORTS:

Airport Committee: No Committee Report this month.

Architectural Committee - by Secretary Robert Mumme for Phoebe Bordelon: We're still looking for Committee Members. Anywhere between 2-4. We've approved and/or reviewed approximately 12 permits and 5-6 violations. We've sent three variances to the Board of Directors. Members are doing great asking questions and submitting more thorough applications. Director Comments. Member Comments.

Golf Committee - by Secretary Robert Mumme for Katie Brown: The Golf Committee conducted their largest annual tournament, the Hoagy Nelson Las Moras Memorial Tournament the weekend of March 19-20. There were 45 teams that participated. They came from as far as El Paso, Texas to Devine. The Nelsons, who participate every year, came from Colorado. Several locals volunteered to monitor key holes on the golf course during the tournament as well as serve the meal that was provided Saturday night. Local ladies donated desserts. We love our volunteers! They help keep our tournaments running smoothly and players coming back! All leftover, uncut desserts were donated to the meal served to local law enforcement last week at the Service Club. The Golf Committee met and voted to sponsor two \$1,000.00 scholarships to Brackett High School Students who will be attending an accredited college or trade school. The deadline to submit an application for a scholarship is May 16, 2022. Information is available at the high school counselors office. This weekend, April 23rd, is our second largest tournament, The Cajun Bash Shrimp Boil. After tournament play, a meal of boiled shrimp will be served. This is a fun tournament with side games at various holes on the course and mulligans for purchase. The proceeds from this benefit tournament go towards the betterment of our golf course here at Fort Clark. Tournaments are scheduled throughout the coming months.

Preservation Committee - by Preservation President H.N. Bitter: The Preservation Committee met on April 13th at 3:00 p.m. in the Boardroom. Two repair proposals for the Service Club and the Post Theater were presented to the full Committee for discussion. It was noted that additional damage was found on at least ten window sills on the east and north sides of the service club. These must be fixed as soon as possible to avoid more damage to the siding on those walls. The repair proposal on the Post Theater includes refastening all the vertical storm drains, replacing bad wood on the front, and tackling the underside ceiling of the marquee to avoid future safety and structural issues. An inspection and minor leak repair of the roof of the marquee is also included in the theater repair proposal. The replacement of the west side double doors will be done on a separate proposal after a thorough inspection both inside and out. After much discussion on the two repair proposals, the full Committee voted to accept them and for the Treasurer to start work on acquiring funds for the two jobs.

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Recycle Committee - Helena McBride: We sent a load in January but received only a partial payment of \$404.00. They didn't include the plastic bales we sent. This payment for the plastic bales is \$244.00. The total payment was \$648.00. We met with Rachel from Keep Texas Recycling and we received an award. We shipped 53 tons last year which is the most we have ever shipped. 3 weeks from now we will be shipping again. We are thinking about applying for a grant from Rio Grande Electric. They have a newly developed grant program. We need a small compactor/baler in the Recycle Center so we can do some of the load that Maintenance is doing. The grant goes in at the end of June. Director Comments.

Las Moras Restoration Project - by Helena McBride for Chris Hale: Repair and replacement to the inlet gate and steel grate was completed. The next phase of sidewalk repair is imminent. We also have purchased seam joint repair material. It's very specialized stuff, which was specified by a consulting engineering firm after analyzing samples of the original seam material, to ensure compatibility. We'll soon start these repair efforts while the pool is empty. In the last few weeks, the Committee has been very active in working to diagnose issues related to the spring pond wall leaking and breaks in the inlet fill pipes. In this regard, we've been in close contact with three different engineering firms, and others, to assist Fort Clark Springs with decisions needed for speedy repairs to the spring enclosure wall while the low spring level makes such repairs feasible.

By-Laws Committee: This Committee is still on pause.

COMMUNITY COUNCIL REPORT by Helena McBride: The Community Council Meeting was called to order with 5 Members present. Treasurer's Report from March 31, 2022 shows Fort Clark Days \$9,425.48, Community Council \$1,079.00. Fort Clark Days 2022 had a profit. Thanks to Natanya Watkinson and the many volunteers. We voted to keep \$7,500.00 in the Fort Clark Days Account. We are purchasing 2 more canvas flies - cost is about \$1,000.00. This will be used for next year and we also allowed \$200.00 for items needed for the Ladies' Tea. The remaining money will be transferred to the Community Council Account. Donated soda and water will remain locked up. Fort Clark Days 2023 already has chairs for all the Committees. Chairperson and Co-Chairperson is still needed. Jacqueline Lewis is considering doing this. Natanya Watkinson is going to offer guidance. Kathi Warm will contact Allison Watkinson for scheduling Ghostly Tours. The grant the Recycling Center is going to apply for will be under the guidance of the Community Council and their 501c3. Director Comments.

OLD/UNFINISHED BUSINESS:

Tabled Item 1: New Lease for Wastewater Treatment Area. President Travis Huey reported last month there was a meeting between TCEQ and an interested party which was contesting the Wastewater Treatment Permit. We still have not received a fair lease for our land. We are going to let this play out until we receive something that will work for the Membership and the Utility District. This item will continue to be tabled.

DISCUSSION ITEMS:

Discussion Item 1: 1941 Fire Truck Restoration. A proposal was submitted by Warren Thompson, Rick Oliver and Mike Palmer. None were present during the Board Meeting. This proposal is a restoration project for a 1941 Fire Truck that is owned by the Fort. Member/Director Discussion. This item will be brought up again when the parties to the Proposal are available.

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Discussion Item 2: Employment of Spouse Teams. EO/GM reported that our biggest shortage right now is getting people to work. If we are going to start recruiting people in management positions, we should start looking at spousal teams. Spousal Teams are found in Restaurants, RV Park, Campgrounds, Hotel and Retirement Homes. We don't have an option to do right now, but it is something we should open up in our Policy and Procedures for the Fort. It is listed in our Handbook that we cannot hire immediate family if we hold a management position. Member/Director Comments. The recommendation from the Board would be to start working on language that can be presented to the Membership.

EMAIL VOTE: Approval for HVAC at Creekside. This item is a 5 ton unit for Creekside. This will help with the kitchen and the re-opening of the Creekside area for limited food preparation. This was put in an email on Wednesday, April, 20, 2022. The reason for the expediency to get this done and why we didn't wait to do it here in open session was that the actual contractor could not get this Unit himself and we had to use a third party to source the Unit. The person who would have normally sourced the Unit agreed that if we could get the Unit he would go ahead and install it for us. The timeframe for this was 30 weeks if we could not secure the one that was available to us. There were three votes in the affirmative, questions from one director, and one director did not vote. The expenditure was \$12,400.00. Treasurer Lisa Vale doesn't feel this was done in accordance with the By-Laws. We had a discussion about the difference between 209 and the By-Laws. The By-Laws are more restrictive, but that is not a conflict. President Travis Huey said they are not inconsistent. 209 has precedent for telling you when you can further restrict. There is no precedent in the 209 about voting electronically. Treasurer Lisa Vale disagreed and read the section in 209. She then said that four hours is not a reasonable time to vote if you are working, etc. She had eight minutes to reply. Per President, Travis Huey, there was a majority vote, so it was okay to approve. Secretary Robert Mumme added that the previous Board sent the email out, they voted, if there was a question, they asked it, and sometimes it was a long email chain, and it was sometimes convoluted, but if it is something like a purchase, we would take the vote especially if it was something that would be lost to us. We can take the email votes and have more control or we can give Executive Officer/General Manager Alan Peterson more authority by raising his limits. Treasurer Lisa Vale said going forward she would like to revisit this and reach out to the person who has not responded by email vote to let them know this is important. We have to have a majority plus one to email vote. President Travis Huey added 209 does not require this. It was decided that President Travis Huey will send out a text message to state that there is a priority email vote.

NEW BUSINESS/ACTION ITEMS:

Agenda Item 1: Consider Approval for HVAC for Dickman Hall. This item is removed as we are still waiting for quotes. Will add to future Agenda when received. No action taken.

Agenda Item 2: Consider Approval for Re-Establishing a Recreation Committee. Now that the Fitness Center, Adult Center and RV Park are opening up more, we need a Recreation Committee to help, develop programs and receive input from the Membership. This Committee will work with the Recreation Manager, Amos Trisler and the Events Coordinator, Sherry Neuman. This will be a Board Appointed Committee.

Motion to Approve the Re-Establishing of the Recreation Committee made by Director, Memo Guzman. 2nd Vice President Linda O'Brien. 4 Directors Approved, 1 Director Abstained.

Agenda Item 3: Consider Approval of the Trapping Proposal. EO/GM Alan Peterson reported that we only harvested about 200 deer this year and that we are still overpopulated. We had two different trappers work on the Fort in the past, which neither one worked out well. We have started to look for other options as far as trapping. We received a proposal from Charles Herndon of Charles Herndon Exotics of Utopia, Texas. Mr. Herndon is on the Exotic Wildlife Association Board of Directors. We had a meeting with him last week

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and talked about his standard of operations. He gave us his prices and SOP's. We feel that going with him will give us another estimate of \$20,000.00-\$30,000.00 dollars in capital for our Hunt program. We want to institute this as soon as possible. This trapper will also work with us on a trade program. Director Comments. Member Comments. **Motion to Approve the Trapping Schedule and go into partnership with Charles Herndon Exotics of Utopia, Texas by Secretary Robert Mumme. 2nd Director Memo Guzman. Motion passed unanimously.**

Agenda Item 4: Consider Approval of a Set of Tires (8) for Garbage Truck. The total price for these tires is \$3600.00 plus tax. Director Comments. **Motion to Approve the Set of Tires by Director Memo Guzman. 2nd Secretary Robert Mumme. Motion passed unanimously.**

Agenda Item 5: Consider Approval for WIFI - Fitness Center. This item is being removed as it falls under the Executive Officer/General Manager's Operations Budget.

ANNOUNCEMENTS: April 30th - Build Your Own Hotdog; May 1st - Dutch Over Workshop; May 2nd - Thankful Potluck (Collecting Items for 1st Responder Baskets); May 7th - Garden Club Plant Sale; May 14th - Wandering Cats Golf Tournament, May 15 - SaulPaul Concert at the Amphitheater.

Director/Member Concerns and Questions.

ADJOURN to Executive Session: 10:53 AM

RECONVENE REGULAR OPEN SESSION: 2:07 PM

1 Member asked for a variance for a 1998 mobile home that has been well maintained, both in exterior and interior. Member would like an exception to the CC&Rs, requiring the mobile home to be five years or less when moved on the Fort. The Architectural Committee recommended a variance. **All Directors Opposed this Variance.**

1 Member asked for a variance for a replacement of a 12 x 12 shed that has deteriorated. The current replacement is approximately 4 feet into the 5 foot rear setback and approximately 3 feet into the 5 foot side setback. The variance is requesting to place a new 10 x 16 shed in the exact same location, which encroaches into the side and rear setback, but is still within member property boundaries. The shed will be placed on the existing concrete blocks/pads. The Architectural Committee recommended a variance. **3 Directors Approved, 2 Directors Abstained. Variance is Approved.**

Foreclosures of 8 properties:

1. **Approved**
2. **Approved**
3. **Approved**
4. **Approved**
5. **Approved**
6. **Approved**
7. **Approved**
8. **Approved**

NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, May 21, 2022, Fort Clark Boardroom, 9:00 AM.

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ADJOURNMENT: The meeting was adjourned at **2:10 PM**.

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