

## Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, February 18, 2023



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, February 18, 2023, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by Vice President Linda O'Brien. The following directors constituted a quorum: Vice President Linda O'Brien, Secretary Chris Race, Treasurer Lisa Vale, and Director Memo Guzman. President Travid Huey was absent. Also present were Executive Director/General Manager Alan Peterson and Executive Secretary Julie Moreno.

**APPROVAL OF MINUTES** from Regular Board Meeting on January 21, 2023. No Motion was made at this time as there are some corrections that need to be made. This will be voted on at the next Regular Board Meeting in March, 2023.

**SECRETARY'S REPORT:** Secretary Chris Race read three pieces of correspondence. The first is from Henry Garcia, EMS Director of Kinney County, in regards to the closure of East McClelland Street during the Fort Clark Days Dance in front of the Commissary.

The second is from the Historical Society regarding the Designated Historic District. The Historical Society has two distinct objections: A) Changes are being made to the historic appearance, sometimes without any apparent necessity or even benefit; and B) Most importantly, there does not appear to be any clearly defined procedure for making such decisions, even though they result in permanent alteration of the historic integrity. The Historical Society is requesting a policy that defines who can make decisions to permanently alter the historic buildings and grounds, and how they must go about it. The third is from Kathi Warm about the history of what she has seen on the Par 3 Course. Her suggestions are to let the new trees grow and add color to the area. Add sprinklers to the area so that the grounds would get some watering, remove the remnants of the Par 3 Course and the Disk Golf Course, level out the entire grounds and maybe put up a couple of doggy bag stations.

**TREASURER'S REPORT:** Treasurer Lisa Vale reported that our Motel Revenue for January 2023 is \$28,621; RV Park Revenue is \$24,271 for a Total Income for January 2023 of \$229,020; Expenses \$211,610 for a Net Income of \$17,410. Year to Date Income is \$853,268; Expenses \$833,595 for a Net Income of \$19,673. Preservation is \$32,927. Bank Accounts are \$522,489. Expenses from the Restricted Fund was to finish the washer/dryer installation and to work on the motel rooms.

**EXECUTIVE OFFICER/GENERAL MANAGER REPORT:** Alan Peterson reported on the following items: Golf Course Budget 2001 and Present, Commissary Street Dance, Historic Task Force - Task Force vs. Committee, Accounting Task Force, Landfill, Accounting, Motel, Security, Hunt and Trapping.

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### COMMITTEE REPORTS:

**Airport Committee - by Chris Race for Stan Martin:** Three guests flew in over the past month. A friendly reminder was given to please secure your trash, as when it gets on the airfield, it is hazardous to aircraft operations as well as the animals. We are working with the General Manager to treat the mesquite on the airfield, and are hopeful that the projected plan will minimize the presence of the mesquite on the overgrown areas of the Fort.

**Architectural Committee - by Frances Bitter:** Since the Board Meeting on January 21, our Committee has approved two permits and rejected one. We have sent out and are working on multiple violations. We approved and the board agreed to accept the application of Richard Moore to our Committee. His first official meeting will be this Tuesday.

**Golf Committee - by Chris Race for Katie Brown:** The Golf Committee spent \$700 in the last month on fertilizer for the Golf Course. Currently, the Committee is going out for sponsors for the 34th Las Moras Golf Tournament. We welcome volunteers in various capacities. Anyone wanting to have a fun weekend meeting lots of nice people from many areas, please step up and volunteer. We will also be asking for people to provide desserts for the meal following play on Saturday night March 18th. This event provides two scholarships for BISD Seniors. So, please consider helping out if you can. The End of the Month Scramble will be February 24th, weather permitting.

**Preservation Committee - by Preservation President H.N. Bitter:** The Committee meeting was dominated almost completely by discussion on the Post Theater repairs, the good and the bad. On the good side, the firehouse gang has come upon a pair of beautiful solid core doors that came from the remodeling of the Kinney County Courthouse. These doors are huge (36"x83"). They can be cut down and retrofitted with a heavy-duty frame to hold them, but it will save us some money with the price of lumber today. On the bad side, MK is having a hard time finding electrical heavy-duty sockets to match those that were used fifty (50) years ago. The two sign guys in Del Rio had never seen anything like them. He will definitely have to check out San Antonio electrical contractors familiar with restoration of old buildings. I will keep you updated on how things progress. Our contractor is confident we can work out a successful conclusion to the marquee lights. Director Comments.

**Recycle Committee - by Helena McBride:** The forklift has been repaired. The repairs included four leaks, the pins, three cylinders, and a hose was replaced. The cost was \$3,789.98. \$2,000 was paid by John Wylie. John also provided transportation to and from Reno's Rentals to get the forklift repaired. Our next shipment will be in two weeks. Right now we have 25 full boxes. We need 40 to ship. We also have five bales of plastic. Next is the baler which will be refurbished and will need to be lifted by a forklift. Our forklift cannot lift 5,000 pounds. We can get a forklift from Reno's Rentals. The cost would be \$275 to rent and \$270 for delivery. This is not including tax. I will ask Community Council to use their 501c3. First we need a building to put the bales into. I understand we have some bids for the building. I have \$10,500 to spend. Director Comments. Member Comments.

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**Las Moras Restoration Project - by Vice President Linda O'Brien for Chris Hale:** There is nothing new to report this month.

**Recreation Committee - by Constance Kilgore:** The Recreation and Wellness Committee will be available with a booth at Fort Clark Days. We will be serving hotdogs and encourage everyone to stop by. We are able to keep the money we make and then we can do more for Recreation and Wellness. We will be doing concessions during the movie we are having at Fort Clark Days. I want to thank Marilyn Huber who is here during the winter time. She has donated a stack of dvd's so we can start an exercise program. We talked with Mr. Peterson about providing a bigger screen to project the dvd's on. He has agreed to do that along with adding a dvd player. This is the start of our exercise program. We do not have the money to pay instructors as of yet. We do have another bus trip coming up. We will be going to Seminole Canyon and Judge Roy Bean. It will be a shorter trip and people will be able to bring their lunch with them. Member Comments.

**Election Committee - by Sandee Hagen:** We will defer to the agenda item.

**COMMUNITY COUNCIL REPORT - by Barbara McFadden:** We had a short meeting and adjourned and Allison Watkinson took over for the Candidate Forum. Christina Bitter gave a report on the upcoming Fort Clark Days. Thank you to the Cavalry Brigade for the cleanup of the Commissary and Maintenance for their work to get ready for Fort Clark Days. Work was done in the Post Theater to get ready for Movie Night. We are very close to receiving \$13,000 in sponsorships. All living historians are provided housing. We have over 100 volunteers with 80 confirmed. We also have 18 arts and crafts vendors.

### **OLD/UNFINISHED BUSINESS:**

**Tabled Item 1: New Lease for Wastewater Treatment Area.** This item will continue to be tabled.

### **EMAIL VOTES:**

**Email Vote 1: Approval to Pay Renewal of General Liability Insurance. Motion by Secretary Chris Race. 2nd by Vice President Linda O'Brien. 4 Directors Approved.**

**Email Vote 2: Approval of New Architectural Committee Member - Richard Moore. Motion by Director Memo Guzman. 2nd by Secretary Chris Race. 4 Directors Approved.**

### **DISCUSSION ITEMS:**

**Discussion Item 1: Develop a Process/Policy for Changes/Alteration of Historical and Common Property - Committee/Task Force.** Treasurer Lisa Vale started a discussion on how important it is to have a process to work on the historical areas. Russell Nowell, President of the FCSA Historical Society addressed the Board. Director Comments. Member Comments. **Motion to form an Ad Hoc Committee for the purpose of a process to include the Historical Society, Membership, Alan Peterson and the Board of Directors by Treasurer Lisa Vale. 2nd by Director Memo Guzman. 2 Approved, 2 Opposed. Motion does not pass.** This item was tabled.

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**Discussion Item 2: Private Member Facebook Group. Discuss Location for the Fort Clark Street Dance.** Discussion was started by Member, Christina Bitter, regarding the location for the Fort Clark Street Dance outside the Commissary. Member Comments. Director Comments. **Motion that we allow a dance to happen outside the Commissary on Friday night by Secretary Chris Race. 2nd by Treasurer Lisa Vale. 2 Approved, 2 Opposed. Motion does not pass.**

**Motion for the dance to be held in front of the Commissary on Friday night with all mitigation that they have provided to us - decibel level, ability to move people as needed, no vehicles in the area, and purchase the insurance - by Treasurer Lisa Vale. 2nd by Director Memo Guzman. This Motion Passed - 4 Directors Present.**

### **NEW BUSINESS/ACTION ITEMS:**

**Agenda Item 1: Silencing Board Member Cell Phones.** This item was tabled.

**Agenda Item 2: Request to End Election Committee's Involvement Until September 16, 2023 Board Meeting.** Sandee Hagen, Election Chairperson, reported an update and asked the Board to end their involvement until September 16, 2023.

**Motion was made to dissolve the Election Committee until September 16, 2023 by Director Memo Guzman. 2nd by Treasurer Lisa Vale. Motion Passed - 4 Directors Present.**

**ANNOUNCEMENTS: Feb 18 - FC Days Auction, 10 a.m., Firehouse; March 3-4 - Fort Clark Days; Continuation of Selling of Fort Lots**

**ADJOURN to Executive Session: 11:46 AM**

**RECONVENE REGULAR OPEN SESSION: 12:48 PM**

No votes taken and nothing to report back to the Membership.

**NEXT REGULAR BOARD MEETING:** Next meeting will be Saturday, March 18, 2023, Fort Clark Boardroom, 9:00 AM.

**ADJOURNMENT:** The meeting was adjourned at **12:49 PM**.

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**Board of Director**