

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, November 19, 2022



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, November 19, 2022, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by President Travis Huey. The following directors constituted a quorum: President Travis Huey, Vice President Linda O'Brien, Secretary Chris Race, Treasurer Lisa Vale, 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 October 15, 2022. **Motion was made to approve the October 15, 2022 Minutes by Vice President Linda O'Brien. 2nd by Director Memo Guzman. Motion passed unanimously.**

SECRETARY'S REPORT: Secretary Chris Race read a letter from Charles Fields: Dear Director and Board Members of Fort Clark Springs: We are sitting on a powder keg and it is only a matter of time before it blows. Our undeveloped areas are a great fire hazard! We can deal with this now or wait for it to burn unit 3, 15 or 14 as well as putting us all at risk. This is a problem. We have a solution and that is to clear all of the dead wood and, while we are at it, a lot of the underbrush. To this end I suggest that we hire two (2) or four (4) part-time, short-term workers to drive trucks pulling trailers to remove cuttings from areas that will be cleared by volunteers using their own chain saws or loppers. The workers will only be needed after the volunteers have worked for two or three days at a time. We should start clearing near the trails and work our way deeper into the brush areas while at the same time widening the trails. Creating a volunteer group to do this now would help ensure that the Winter Texans would have a place to start their work, should they choose to do so. The benefits of this project are threefold: First, it will greatly reduce the danger of wildfire and thus help ensure the safety of our fellow owners. Secondly, it will clear space for tent camping and maybe even RV parking (boondocking) as well as clearing roads (somewhat) for access to those spaces to be used for the 2024 eclipse of the sun. Thirdly, once this is done it will allow native grasses and plants a chance to return to the property thus increasing the beauty and habitat for wildlife. I know money is tight and always will be but a little prevention now may save millions later. This is the best time for this project because the drought has cleared large areas of the more tender underbrush and killed the weaker trees making their removeable a lot easier. Also, many of the undesirable trees have lost branches adding to the fire hazard but also making them easier to remove. Thank you for your consideration of this matter and should you care to discuss it call me or just come talk to me.

TREASURER'S REPORT: Treasurer Lisa Vale reported our revenue for Motel for October is \$27,770. RV Park revenue is \$12,172. Our total income for the month of October is \$198,554, total expenses if \$183,255 for a net total income of \$15,289. Total year-to-date income is \$226,587, Expenses \$178,414, total \$48,172. Preservation has \$32,066. Total bank balances is \$641,714.89. We have \$323,318 in the Restricted Fund which is included in the total bank balances.

EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported that we voted on getting 150 trees, which we received about three weeks ago. Jamie Bordelon helped drill 132 holes for the trees. The trees in the RV Park, Golf Course and the East side of Highway 90 have been planted. We hope to have the rest of the trees planted by Thanksgiving. I have been using a natural fertilizer and have used it on the Golf Course. I've also been working with our Arborist. We still have the trees to plant on the West side of Highway 90; we are almost finished with planting on the Par 3 and will have about 18 left to

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plant around the area. We have also removed trees that were compromising the wall around the spring. We rented a stump grinder which cost us \$1,500 for the week. We also rented a chipper/shredder, but did not work as well. We need to rent one as we are cutting our trees, not as we are trying to remove a pile. We will burn the pile at the Golf Course or move it with the truck. I've been working with Texas Parks and Wildlife on stocking the spring. I will be talking with them next week and set up what we are going to order from the fisheries in December and January. This will be for a spring delivery. I am not sure if this will have a cost as of yet. I am also working with Texas A&M Agriculture on a Master Gardner class as well as a Naturalist Master class. Concierge Plus is going to try and kick in on January 1st. The Cavalry Brigade has started again and met this last weekend. They cleaned up the park and pool area. Director Comments.

COMMITTEE REPORTS:

Airport Committee: No report was received from the Airport Committee.

Architectural Committee - by Frances Bitter: Since the last board meeting, we have approved five permits, issued one violation letter, and sent one variance to the board and sent one appeal of a variance denial to the board with our recommendation. We have appointed Mallory Ratliff to the full term to be vacated by Phoebe Bordelon. Phoebe's term ended in June and she has been gracious enough to continue until the end of the year as a voting member and consultant for us. We want to thank her for her years of service. Mallory will begin immediately as a voting member. We are in the process of trying to determine the lengths remaining in unfulfilled terms as past records were not accurately kept when someone came on the committee and when they resigned. As soon as we have determined the terms that need to be filled, we will present to the board the names of people we would like to have fill those terms. If anyone would like to serve on the committee, you can pick up an application form at the admin office and you are very welcome to come to our meetings to see if it is something you would like to participate in. We would really like to have a complete committee of seven people. Director Comments. Member Comments.

Golf Committee - by Chris Race for Katie Brown: The Golf Committee voted on and donated \$1,300.00 of funds raised from their tournaments, towards a new transmission for the zero turn mower. The Golf Committee held the Kinney County Church Alliance tournament on October 29th. The tournament benefits the Commodities Program and aide to needy seniors and families in Kinney County. There were nine teams of four players. Winners donated back to KCCA. Volunteers to aid with food distribution can contact Cordelia Mendeke at HOPE.

Preservation Committee - by Preservation President H.N. Bitter: Last month at the 10/12/22 Preservation Committee meeting we came to a majority vote to do a complete rebuild on the post theater marquee due to the extensive structural damage and the bad state of the wiring and sockets. Around the same time our MK contractor came down with a serious medical emergency that brought everything on the theater marquee rebuild to a complete halt. As of this last Monday (11/7/22), I finally received extremely good news! The medical emergency has been resolved to a very successful personal and business conclusion. MK Builders, LLC is back in business! I, therefore, am requesting one check for \$2,000 to MK Builders LLC which is 50% of Bid #998 of the \$4,000 for the complete lighting rebuild and \$4,200 which is 50% of Bid #999 for \$8,400 for the complete structural rebuild. Work should start in approximately two weeks.

Recycle Committee - by Helena McBride: The September shipment of cardboard brought us \$2,149. We are going to be closed Thanksgiving Day and will be open the following Saturday. We need a compactor/baler in the Recycle Center. I have received money from two grants - \$1,000 from Rio Grande

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Electric which was given to us at the Annual Meeting. President Travis Huey showed a clip from the Recycle Center which was given to Helena by Rio Grande Electric. The 2nd grant of \$7,500 came from Keep Texas Beautiful and Coca Cola. We still need more money to get the baler. I'm proposing to the Board for next month's agenda to get the recycle income to put towards buying a baler. We will also need a storage shed or some type of building to put the forklift and the bales into. We cannot ship the bales until we have 42. Director Comments.

Las Moras Restoration Project - by Helena McBride for Chris Hale: The request for a grant from Rio Grande Electric was not approved. This money would have been used to finish the repair of the sidewalk. We will continue to seek funding. Helena McBride has made a decision to resign from the Las Moras Restoration Project. We greatly appreciate her dedication.

Recreation Committee - by Secretary Chris Race for Ana Martinez, Recreation Committee: Our Committee has set a high standard of goals which we may not be able to accomplish in a month or several years but if we continue to strive forward we can do it. Our goal is to make our community healthier by bringing people out of their homes and moving. We want to provide seminars to improve our eating habits and encourage our community to stay active. We strive to organize bike riding groups, walking groups or a trail marking group. We need more teen activities for healthy interaction with the community. Mr. Peterson has agreed to start working on the basketball court. If this goes well we will be having basketball and either a pickleball or tennis court. We want to provide entertainment to give our young parents an outlet to meet and plan activities for our younger children with like minded families. Also, we need more fellowship for our community. Although we have just gotten started we need the help of more volunteers to give us ideas and put some of these activities into action. We had a great first activity during our Spooktacular. We had over 50 children and it was wonderful watching the interaction between parents and their children. We learned how we can improve by making it more interactive with older children. For Christmas we are planning a Holidays at Fort Clark theme. We will be having a learning activity to suit the preteen and crafts for the younger children. We will have historical stations with different cultures that actually celebrated Christmas on the fort in the past. Of course, Santa will be visiting for a photo opportunity. For the rest of the community we are booking a Christmas bus tour to San Antonio on December 16th. We will be visiting Market Square and then moving on to the River Walk. Depending on the response to this activity will decide how often we will do tours and where to go. Look for our upcoming flyer for information. Imagine these activity goals were thought up by maybe five people. Whether you are a teen, teen parent or mentor, older adult or young parent, we need your ideas and working together we can accomplish so much more. If you can't make our meetings you can share your ideas via email. Our next meeting is December 7 at 5:00 p.m. at the Adult Center. Please come and share your ideas.

Election Committee - by Sandee Hagen: On October 28th, the applications for candidacy for the Board were delivered to Admin, Fitness Center, Adult Center and Golf Course. There will be one position open. These applications are due by 5:00 p.m. on January 2nd, 2023. The Committee would like to thank the Board for their approval of appointing Bill Herman as our fifth Committee Member. Our next meeting is on December 5th. Director Comments.

COMMUNITY COUNCIL REPORT - by Kathi Warm: We had our meeting on November 12, 2022. Clarification is needed of the status of the adult center and actual problem concerning the asbestos in the bathroom of the Adult Center. Community Council has an Ad Hoc Committee with Alan Peterson and Philip Garcia. We had earmarked \$2,000 to repair the womens' toilets on the second floor. Helena has already talked about the baler and what she would like to see done. We had some concerns regarding the trees with the confusion of the plaques and do donors have to pay extra for the plaques? A new member

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came to the meeting and showed interest in volunteering. The new member would have liked to receive some kind of packet that detailed what we have to offer concerning committees, clubs, etc. Helena McBride is resigning from Community Council. We are looking for a new President with a one year term. We are also looking for a new Secretary as Kathi Warm's term is up. Election is on January 14th, 2023. Fort Clark Days is moving along. Vendors are signing up and donations are coming in. The Living Historians are coming. The Commissary will be used again. There is also talk about a Farmer's Market starting. Our next meeting is December 10, 2022 and all lot owners are members of Community Council. Director Comments.

EMAIL VOTES:

Email Vote 1: The Board approved to purchase trees to be placed at Fort Clark up to \$19,000.00 payable to Community Council so we could use their 501C3.

Email Vote 2: The Board approved to purchase asphalt up to \$3,000.00.

Email Vote 3: The Board approved an additional Member to be part of the Election Committee. This Member is Bill Herman.

Email Vote 4: The Board approved to let the Brackett Varsity Cheer place signs on the Fort fence.

Email Vote 5: The Board approved a Community Survey given by Annabell McNew to the Members and Non-Members of Fort Clark Springs. Annabell McNew told the Membership about the survey and where to find it via the link she provided. The survey starts today and will end December 3rd. Follow-up Sessions will be Session 1 - December 9th, 10 a.m. to 1 p.m. and Session 2 - December 16th, 10 a.m. to 2 p.m. Director Comments. Member Comments.

OLD/UNFINISHED BUSINESS:

Tabled Item 1: New Lease for Wastewater Treatment Area. There is a meeting set on Tuesday, December 6th, 6 p.m. in the Boardroom. Those invited are: Fort Clark Springs Association Board of Directors, Mayor of Brackettville, City Council, City Administrator and MUD Board of Directors.

Tabled Item 2: Emergency Panic Buttons. This item will continue to be tabled.

Tabled Item 3: Raise GM's Approval Limits - Resolution. This item will continue to be tabled.

DISCUSSION ITEMS:

Discussion Item 1: Sale of Fort Owned Lots. Treasurer Lisa Vale passed around a spreadsheet she did on the properties owned by the Fort with appraised value, sales revenue, lot sizes and notes. She also talked with multiple realtors. The Board had a discussion on the Realtor Feedback. President Travis Huey stated he would like to start high and negotiate lower rather than start lower. Treasurer Lisa Vale stated not all lots are the same as some are smaller. Total appraised value of all Fort owned lots is \$288,600. The estimated Sales Revenue is \$864,000, which Treasurer Lisa Vale is still working on. President Travis Huey suggested to get the Market Value and not the Appraised Value. Treasurer Lisa Vale stated to look at selling lower and get more Members to have a longer revenue of Assessments. President Travis Huey suggested starting to sell the adjacent lots with a discount to the Membership starting December 1st through December 31st.

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January 1st through January 31st to start the Membership sales with a discount. February 1st would start the public sales. The Director Comments. Member Comments.

Discussion Item 2: Dickman Hall (heating unit replacement); fireplace inspection cleaning; pros & cons to fix above or spend the money to move it. We have received an estimate from 24/7 Service Techs Heating & Cooling for 1-3 Ton Package Unit for \$10,500 in the bar area of Dickman Hall and 5 Ton Split System-3 Phase for \$14,500.00 in the main area of Dickman Hall with a new trunk line for the duct work to supply the new area for a total of \$25,000. Some options are to put a wall in the dining room area or do a double french door that will be used as a fire exit. The cost of this would be approximately \$5,000. Director Comments. Member Comments.

Discussion Item 3: Architectural Policy Resolutions. There will be a workshop scheduled for Tuesday, in January at 5:30 p.m. The Architectural Committee will bring dates to the Board.

Discussion Item 4: Eclipse 2024 Contract - Event Planner. President Travis Huey stated in our last meeting with the Event Planner, we discussed the contract, getting together for a Town Hall and getting references. The reference information has come in and has been given to Mr. Peterson. The Town Hall will be December 1, 6:00 p.m. Director Comments. Member Comments.

Discussion Item 5: Colony Row Traffic Issues/Solutions. Email from Annabell McNew was highlighted by Secretary Chris Race. Ms. McNew is asking for traffic safety measures or a traffic study to improve the safety and protect the historical nature of that area. Suggestions offered are speed bumps, swim park exit traffic, general signage and additional entrance signage. Director Comments. Member Comments.

NEW BUSINESS/ACTION ITEMS:

Agenda Item 1: Consider approval for Preservation Marquee Repairs. H.N. Bitter gave some history on the marquee of the Post Theater. The marquee is in need of repair. It will cost approximately \$13,000 to replace 2-4 inch drains, facades, wiring and sockets. 300 bulbs will be donated. The letter channels are being researched. Director Comments. Member Comments.

Motion was made to approve by Treasurer Lisa Vale. 2nd Secretary Chris Race. This Motion was passed unanimously.

Agenda Item 2: Consider approval for the HVAC Bid for Dickman Hall.

Motion was made to approve Phase 1 to include a 3-ton package for \$12,000 and inspecting/cleaning the fireplaces by Secretary Chris Race. 2nd Vice President Linda O'Brien. This Motion was passed unanimously.

Motion was made to approve Phase 2 to include a 5-ton package for the HVAC system for Dickman Hall for \$20,000 when he sees fit to start the project by Director Memo Guzman. 2nd Treasurer Lisa Vale. This Motion was passed unanimously.

Agenda Item 3: Consider Approval for the ERC Fund Allocation. This item was tabled until further information is received. Director Comments. Member Comments.

ANNOUNCEMENTS: Nov. 24th - All Offices closed on Thanksgiving Day; Dec. 11th - Kinney County Arts Council Christmas Tour of Historical Homes; Nov. 17th - Old Quarry presents the Jack Clarkson Band at Dickman Hall, 6 PM \$5.

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ADJOURN to Executive Session:

11:42 AM

Motion was made to adjourn the meeting to Executive Session by Director Memo Guzman. 2nd by Secretary Chris Race. This Motion passed Unanimously.

RECONVENE REGULAR OPEN SESSION:

4:13 PM

Voting:

Motion was made to approve the acquisition on Bliss Circle by Director Memo Guzman. 2nd by Secretary Chris Race. This Motion passed Unanimously.

Motion was made to approve a Private Payment Plan by Director Memo Guzman. 2nd by Vice President Linda O'Brien. This Motion passed Unanimously.

NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, December 17, 2022, Fort Clark Boardroom, 9:00 AM.

ADJOURNMENT: Motion was made to adjourn the meeting by Director Memo Guzman. 2nd by Vice President Linda O'Brien. This Motion passed Unanimously. The meeting was adjourned at **4:14 PM**.

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