



The 52nd Annual Membership Meeting of the Fort Clark Springs Association, Inc., was held on Saturday, March 25, 2023 at the Post Theater, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 10:06 AM by Vice President Linda O'Brien. The following Board of Directors were present: Vice President Linda O'Brien, Treasurer Lisa Vale, and Director Memo Guzman. Also present was Alan Peterson, Executive Officer/General Manager and Julie Moreno, Executive Secretary. Secretary Chris Race was absent. The meeting was live streamed and is posted on YouTube. Questions could be submitted to fcsa@fortclark.com.

Call to Order: Vice President Linda O'Brien
President Travis Huey resigned at the beginning of the Regular Board Meeting today.

Welcome and introduction: Vice President Linda O'Brien, welcomed all Members.

Invocation: Pastor Ned Sitzes of Frontier Baptist Church in Brackettville, Texas, delivered the Invocation.

Pledge of Allegiance/A Moment of Silence: Linda O'Brien, Vice President.

Introductions: Vice President Linda O'Brien introduced Treasurer Lisa Vale, Director Memo Guzman, Executive Officer/General Manager Alan Peterson and Executive Secretary Julie Moreno.

State of the Association: Executive Officer/General Manager Alan Peterson stated that last year he spoke about the positive accomplishments we have had and the positive input he has had from the Board as well as from the Membership. In the last year we still have accomplished many things as improvements have been made in every area. Many tough decisions have been made and many challenges or opportunities to lower the bar have presented themselves. Fortunately, decisions have been made to allow us to raise the bar and to continue to improve Fort Clark Springs Association. Unfortunately, losing President Travis Huey is going to be a big hit in what we were trying to accomplish. I would especially like to thank Julie Moreno as she has had the toughest job in dealing with the drama and turmoil. A lot of this did not have to happen and hopefully things will go smoother in the future. Discord has had a very negative impact on the Fort. But in all honesty, going over the minutes, letters and previous yearly state of the Fort addresses, this is nothing new. It just seems to return FCSA into business as usual. Hopefully it can change. Thankfully spring has sprung, rain is falling, the dead trees have returned to life and there are areas where we have started a pro-maintenance program which is showing a remarkable improvement. Since last year we have continued in accounting to transition from the Black System to Quickbooks Online. Thanks to Jim Race, Chris Race and Alvin Reagan as the transition is almost complete. All the accounts have been transferred from the Black System to Quickbooks and the final transition and reconciling is currently being done by the new accounting firm, John Coggins CPA. We had a meeting with them this past Thursday and it seems they are a little ahead of what I expected so they could make sense over what we gave them. We gave them 150 pages for them to reconcile with the Quickbooks Online. As soon as this is completed, it will

be turned over to another independent accounting department for our Annual Audit which will be done. There is no way to describe the work that has been done to accomplish this other than it's been a major concern for over twelve years. I can see a light at the end of the tunnel and it's not a train. My estimate last year was one and a half years and it's pretty accurate. Homeowner's Services - Renee Ford has continued to work with Members to bring their accounts up-to-date. She is also our lead in working with our Legal Team in resolving all our issues. The extent of what she had to do equals what we had to do in the accounting department. Gaby Talamantes has been busy selling the lots that we have opened up for sale. So far we have sold nine lots. Our landscaping crew is improving and developing maps and schedules for all units and common areas. 150 new trees have been planted throughout the Fort and as of now all seems to be in good shape. Maintenance focus is still improving our preventative maintenance program. The Barracks Inn - all 37 rooms have been remodeled and we are doing the final touches of thresholds, bedspreads and skirting. By the end of April we should have a solid motel for people to check into. Our new laundry has been installed and the ozone system is working. It's quite an improvement. You don't see water running down the street by the motor pool anymore. We actually have the drain fixed. The hunt has had another good year but we had a little less than we had hoped. We added an additional trapper because we have too many deer on the Fort. Security is now using Concierge Plus at the front gate. There are still some bugs that we have to iron out. Security is now taking a bigger role in the CC&Rs inspections. Our radios are here but we are waiting for installation and a repeater. The repeater will try to be located in the Adult Center rather than the water tower as we do not own it. John Wurz and Nathan Moreno continue to make improvements at the RV Park which has seen a huge increase from last year. We are working on plans to revamp existing spaces. Recreation - we had no pool last summer and was a big hit to our operation. We did get a lot of repair work done. Fitness Center did open as planned and the usage is steadily growing. Thanks to the T-Mobile grant for \$50,000 and was achieved by Annabell McNew and Travis Huey. With the work of Philip Garcia and the Maintenance Crew and Tim Ward and his Crew, we got the sidewalk repaired. Work on the pavilion bathrooms is next. One area that was not acknowledged in our party was that Kinney County Post did provide the party and refreshments. Last year we discovered we had asbestos throughout three wings of the Adult Center. We had to close them until we abated the asbestos. The Golf Course is the most improved. Stephen Krumm started a fertilizer program last year. Routine maintenance and standard of operations has been implemented. This next year we would like to update our website and add online reservations, road and pothole repairs will be done in April/May, training in all departments will begin, asbestos abatement we hope will be done for the Adult Center.

Approval of 2021 Annual Meeting Minutes: Motion to Approve was made by Director Memo Guzman, seconded by Treasurer Lisa Vale. 3 Directors approved. Motion passed.

Recognition - Board Committees: Vice President Linda O'Brien thanked all Committees for their hard work over the past year.

Member of the Year: Executive Secretary Julie Moreno. The Member of the Year was Jim Race and Alvin Reagan.

Employee of the Year: Executive Secretary Juile Moreno. The Employee of the Year was Renee Ford.

Director Election Results: Pamela Del Olmo from Sonia Valdez Junfin, CPA, Independent Auditor. The results of the 2023 Fort Clark Springs Board of Directors Election Audit by CPA Sonia Valdez Junfin are read for the first time at this meeting. A total of 624 ballots were received by our firm. A total of 557 ballots were deemed valid. A total of 67 ballots were deemed invalid as per guidelines established on the ballot. The breakdown of the 67 ballots deemed invalid is as follows: 28 ballots were undelivered ballots; 14 ballots did not have a written-in candidate information; 12 ballots did not have a signature; 8 ballots were not received in their own envelope; 2 ballots did not have paid postage; 1 ballot was received in an unofficial envelope; 1 ballot did not have an account number; and 1 voted for more than one candidate. The breakdown of the votes for the 578 ballots that were deemed valid is the following: Candidate Linda O'Brien received 238 Votes, Write-In Candidate John Wylie received 275 Votes, Write-In Candidate Carolyn Yates received 1 Vote; Write-In Candidate Charles Fields received 1 Vote; Write-In Candidate David Palacio received 5 Votes; Write-In Candidate Deborah Isaacs received 1 Vote; Write-In Candidate James Cooper received 2 Votes; Write-In Candidate Jamie Bordelon received 1 Vote; Write-In Candidate Kyle Wylie received 3 Votes; Write-In Candidate Patricia Steffensen received 27 Votes; Write-In Candidate Phillip Gordon received 1 Vote; and Write-In Candidate West Robinson received 2 Votes. Therefore, the open position on the Board of Directors will be fulfilled by: John Wylie, who received 275 votes.

Swearing In of Directors: Director Memo Guzman swore in John Wylie as the new Director and Linda O'Brien as the replacement Director for Travis Huey.

Announcements:

NEXT REGULAR BOARD MEETING: Saturday, April 15, 2023, Fort Clark Boardroom, 9:00 AM.

NEXT ANNUAL MEMBERSHIP MEETING: Saturday, March 30, 2024, and will include the announcement of two Directors.

Adjourn to Executive Session: Officer Selection.

Announcement of Officers:

Lisa Vale, President
Memo Guzman, Vice-President
Chris Race, Secretary
Linda O'Brien, Treasurer
John Wylie, Director.

ADJOURNMENT: Motion to Adjourn was made by Members to adjourn the meeting. Members seconded the motion. Meeting was adjourned. A lunch will be offered after this meeting for Members who attended.

Fort Clark Springs Association, Inc.
52nd Annual Membership Meeting
March 25, 2023

Board of Director Signature