

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, January 21, 2023



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, January 21, 2023, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:07 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 Director/General Manager Alan Peterson and Executive Secretary Julie Moreno. No video of this meeting will be available as the camera did not work.

APPROVAL OF MINUTES from Regular Board Meeting on December 17, 2022. **Motion was made to approve the December 17, 2022 Minutes by Secretary Chris Race. 2nd by Director Memo Guzman. Motion passed unanimously.**

SECRETARY'S REPORT: Secretary Chris Race received three pieces of correspondence. First was from Rachel Hering of Keep Texas Recycling to Philip Garcia, Joe Alackness and Helena McBride. Ms. Hering thanked Philip, Joe and Helena for all the work they have done. She also introduced Zoe Killian who will be taking over the new KTR as Program Manager. Second correspondence was from Unit 36 bringing a concern of the increasing numbers of properties on Fort Clark that are being bought as investment properties. 12 signatures were added to this letter to the Board from Unit 36. The third correspondence was from Jim Race regarding Feral Cats and an article from TPWD.

TREASURER'S REPORT: Treasurer Lisa Vale reported the total December, 2022 income for the Motel is \$18,339, RV Park is \$21,817. The total Gross Profit for December, 2022 is \$220,677, Expenses \$244,610 for a Net Operating Loss of -\$23,933. Year to Date from October to December, 2022 Gross Profit is \$623,284, Expenses \$647,738 for a Net Operating Loss of -\$24,454. Preservation has a current balance of \$32,180.06. Total Bank Balances combined are \$514,359. Director Comments.

EXECUTIVE OFFICER/GENERAL MANAGER REPORT: Alan Peterson reported that we now have 1,787 Members, 846 are Residential Members in Quickbooks. Golf has burned the debris pile; the golf course truck had a cracked block and is no longer usable, which will be sold for scrap; they did receive a used 2008 Dodge Ram; Golf also started a turf program, which the Committee will pay \$600 for fertilizer for the greens. Golf Maintenance has also been working on repairs to the office, exterior of the building and equipment, planted 26 trees, and working on trimming the trees. RV Park has 60% occupancy with the Winter Texans returning, potluck and breakfasts are continuing, and 23 trees were planted. Maintenance planted 148 trees and now has a watering program that includes 5 gallons of water each week on each tree. They will be working on the Red Bridge area but that will take some time. We received a bid for the 38 Live Oak trees that need to be trimmed. Washer/dryer has been installed and radios for Security will be active Thursday afternoon. Thank you to Staff, Alvin, Jim and Chris Race for the Quickbooks transition. The Fitness Center's attendance has increased. Texas Parks and Wildlife will be restocking the fish in March. The new biologist will start January 23rd - the home office will be in Eagle Pass. Website is also being updated and hopefully running by the end of February with the online reservations. Thresholds are

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being installed at the Motel. Patton Building's corner post is being repaired also. We hope to have Concierge Plus up by Mid-February. My next Town Hall will be February 9th. I'm also working with the Core of Engineers with the asbestos problem. I will be in a Historical Commission conference February 1-3. We have about \$11,000 in donations for the trees so far. Director Comments. Member Comments.

COMMITTEE REPORTS:

Airport Committee - by Chris Race for Stan Martin: Six guests flew in over the holiday season - five were member guests, one was a tourist checking out the Fort. Of those guests, one stayed for a week. One guest stayed at the Motel. We have been working with the General Manager to clarify verbiage on the outdated CC&Rs to support new home construction for aviators along the airfield, and provided recommended variance guidelines to support strategic growth that promotes growth of the airfield and community as a whole.

Architectural Committee - by Frances Bitter: Since the last meeting we have met twice due to no permits being submitted over the holidays. We have approved four permit applications and tabled one until permit application is later submitted. On 1/27/2023, we met with the Board for a productive workshop. We hope to meet again on the 31st of January at 5:00 p.m. to continue our discussions and to establish procedures to be followed by the Committee and the Board.

Golf Committee - by Chris Race for Katie Brown: The Golf Committee met with Stephen Krumm and Alan Peterson to discuss the Annual Las Moras Tournament coming up March 18-19, 2023. We will be working with the Fort to promote the tournament and to ensure another successful event which provides for two \$1,000 scholarships for Brackettville Seniors. Any profit over and above that and tournament expenses will be put back into the Golf Course as needed. The Committee will be going out for sponsorships. We sincerely hope that many of you will consider sponsoring this event that helps with graduate students. Lastly, the Golf Committee just spent \$727.44 for fertilizer for the Greens.

Preservation Committee - by Preservation President H.N. Bitter: Report was given during the Agenda Item 1.

Recycle Committee - by Helena McBride: Recycling shipped in November, 2022 and received a check for \$1,114 minus 10% to Keep Texas Recycling and \$605 for shipping costs, which leaves a total of \$397.84. We also bought a new pallet jack from Northern Tools for \$350. Reno's Rentals is repairing the forklift at an estimated cost of \$3,390; John Wiley has donated \$2,000 towards the repairs plus transportation to and from. Director Comments. Member Comments.

Las Moras Restoration Project - by Chris Hale: There are two areas we are concentrating on: One is the sidewalk on the northside of the pool and the second is repairs to the retaining wall. We are awaiting a grant to be approved that would help pay for upgrading the disability accesses and help with structural repairs. Director Comments. Member Comments.

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Recreation Committee - by Secretary Chris Race for Ana Martinez, Recreation Committee: The Recreation Committee met on 01/19/2023. We reviewed our previous activities and took suggestions for improvements for future activities. We will be planning another bus tour in the near future. We are looking at exploring the Judge Roy Bean Museum and Seminole Canyon. We will announce the cost and date in the near future through dispatch. We also discussed suggestions for future trips. Health and Wellness is researching videos and internet websites for exercise classes. We will post a schedule once the committee has had a chance to review our options. We discussed getting a larger tv for the videos and a dvd player. A flyer will be put on Dispatch informing the residents of a walking group to be held daily and a trail hiking group that will walk the trails three times a week. The anticipated start date will be February 1st. Wellness Group will be putting out our first project with members that need nutrition and wellness activities. A weight loss group will be organized. Information will be submitted through Dispatch. This summer we will focus on teen activities. We are hoping to get teen volunteers to help plan. We are having a hot dog booth at Fort Clark Days to help finance our activities. We invite you to come partake to help our cause. To stay informed make sure to read the Dispatch. Please join us at our next meeting to be held on February 16 at 5:00 p.m. in the Boardroom.

Election Committee - by Sandee Hagen: A reminder was given to the Membership that candidate signs have been reported stolen and one was destroyed. These signs are private property. Candidate Jamie Bordelon has withdrawn from the election for personal reasons. The Election Committee needs 8 to 10 volunteers to help with the mailing. The Candidate Forum will proceed on February 11th right after the Community Council Meeting with Candidate Linda O'Brien. Director Comments. Member Comments.

COMMUNITY COUNCIL REPORT - by Barbara McFadden: Community Council had their monthly meeting last Saturday. The toilet in the Adult Center that was to be repaired is now tabled until further notice due to the asbestos. Officer Elections were held and Barbara McFadden is now President and Marcia Coffman is now Secretary. An update on Fort Clark Days was given by Christina Bitter and they want to have a street dance on Friday, March 3rd in front of the Commissary. According to Christina, Lot Owners and Horse Owners are okay with having it there. They will now need to check with Henry Garcia with Emergency Services and Sheriff Coe about any issues they might have. The Fort Clark Days Committee is still looking for volunteers. Director Comments.

OLD/UNFINISHED BUSINESS:

Tabled Item 1: New Lease for Wastewater Treatment Area. Still working on a meeting with MUD. Dates and Agenda will be forthcoming. This item will continue to be tabled.

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.

Tabled Item 4: ERC Fund Allocation. This item will continue to be tabled.

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EMAIL VOTES:

Email Vote 1: Approval to Pay Invoice of J.T. Hill. This was approved by the Board to be paid.

DISCUSSION ITEMS:

Discussion Item 1: Recycling Expansion. Mr. Peterson is looking for bids on a 30 x 40 or 30 x 50 three sided structure using a crushed base, for storage of the recyclables. The balers will be housed in the existing structure. Director Comments.

Discussion Item 2: Private Member Facebook Group. This item will be tabled. Mr. Peterson will be looking at the best way to include the Membership in a controlled Group. Mr. Peterson has until the end of the first quarter of the year to have proposals to the Board. Director Comments. Member Comments.

Discussion Item 3: Meeting Live Stream Capability. This item will be tabled. Mr. Peterson will be looking at different Live Stream Systems for Board Meetings and possible rental in the future. Mr. Peterson has until the end of the first quarter of the year to have proposals to the Board. Director Comments. Member Comments.

Discussion Item 4: Feral Cats - Member Submission. Secretary Chris Race read an email from Member, Jim Race regarding the problem with Feral Cats on the Fort and how they are affecting the roadrunners and quail. Attached is an article from the Texas Parks & Wildlife on Management of Feral Cat Colonies and Trap, Neuter and Release (TNR) Programs. The link will be posted to Membership via Dispatch. Director Comments. Member Comments.

Discussion Item 5: Quickbooks/Concierge Plus Update. Jim and Chris Race are working on how to get Quickbooks to work with Concierge Plus so Members can possibly pay online. Quickbooks payroll will be looked at next year. Director Comments.

Discussion Item 6: Historical Integrity of our Grounds and Facilities. President Travis Huey read an email from November 8th from Executive Director/General Manager Alan Peterson: "Good news, trees are in and we will begin to plant soon. The Par 3 bunkers (should have been t-boxes) attachment shows the tee boxes we will be taking the dirt from in order to give good dirt for the holes we have dug for trees. The Par 3 putting greens we have will be developed on the south side of the North par 3 to establish a putting green/chipping green in the future."

Treasurer Lisa Vale read the following: "I put this on the agenda because I feel it is very important that we preserve the history of the fort. The history of our home includes not only when it was a fort but the history of the Brown and Root days such as the Par 3. It also includes our history as the FCSA such as the walking bridge built sometime in the 80's. We have to look at what we can afford to restore and maintain and what might have to be changed or removed. This is our home and all of that is our history. We need to find a balance and in order to do that we have to work together. The board, the membership, and the employees. We have asked for input from the membership, and we need to listen to what you/they are saying. Which means we need the remaining information of the November online survey."

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It is my belief the board needs to have a written comprehensive plan because right now we are going at it piecemeal-going from crisis to crisis.

We already know that the pool is a priority and I think that is where we should start. But it's not up to me or any one individual which is why I want to start this conversation."

Director Comments. Member Comments.

Discussion Item 7: Swim Park. Mr. Peterson provided a punch list with photos to the Board regarding all proposed upgrades and changes to the swim park area.

Discussion Item 8: Survey Data. The second meeting to the survey was cancelled. The Board will acquire the survey data and present it to the Membership for future discussions. Director Comments.

BREAK: 11:14 a.m.

RECONVENE: 11:24 a.m.

NEW BUSINESS/ACTION ITEMS:

Agenda Item 1: Preservation Proposal Bid #1006. H.N. Bitter reported that after many delays for various reasons, work finally started on the Post Theater Marquee, which has extensive internal structural damage. This is a safety and liability issue. The Preservation Committee has submitted a proposal for the additional funds necessary to getting the Post Theater to a safe and stable condition. The proposal includes repairs to the west side doors; painting the east, south and west doors; and rebuilding the back steps. Next projects include relatively minor repair jobs on our other buildings. Bid #1006 is for the replacement of doorway frame on west side of building; build set of double doors with hinges and locks; caulk, seal and paint new doors; install door sweep; caulk, seal and paint double doors also on west side of building; scrape, caulk and paint trim on southside double doors; repair steps, scrape and paint steps; 1st set - east side basement double door, replace trim over door, caulk seal and paint doors; 2nd set - east side double doors, caulk, seal and paint; 3rd set - east side double doors, caulk, seal and paint, replace door sweep. The total cost for this bid is \$2,400.

Motion was made to approve the Bid #1006 from Preservation by Director Memo Guzman . 2nd Vice President Linda O'Brien. This Motion was passed unanimously.

Agenda Item 2: Real Estate Schedule/Valuation. The final spreadsheet with prices from Executive Officer/General Manager Alan Peterson was sent to the Board of January 16th, 2023. Director Comments. Member Comments.

Motion was made to start selling all lots based on Mr. Peterson's findings at a discount of 50% by Director Memo Guzman. No 2nd was made. Motion does not pass.

Amended - Motion was made by Director Memo Guzman to commence the sale of adjacent lots with priority to homeowners per pricing of Executive Director/General Manager Alan Peterson's

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spreadsheet at a discount of 25% off for the first thirty (30) days; sale of lots to Members at a discount of 10% off for the second thirty (30) days; and Public Sales of Lots for the third thirty (30) days. 2nd Treasurer Lisa Vale. This Motion passed unanimously.

Another Motion was made to have the Board reevaluate the remaining lots after sixty (60) days by Treasurer Lisa Vale. 2nd by Linda O'Brien. This Motion passed unanimously.

Agenda Item 3: Ad Hoc Committee for 2024 Solar Eclipse. Treasurer Lisa Vale recommended an Ad Hoc Committee to be formed to help with the 2024 Eclipse. Marilyn McNurlin and Sue Martin have offered to help host this event. Director Comments. Member Comments. **Motion to approve to create an Ad Hoc Committee for the 2024 Solar Eclipse by Treasurer Lisa Vale. 2nd Director Memo Guzman. This Motion passed unanimously.**

Agenda Item 4: Post Theater Renovation. This bid was submitted and voted on in Agenda Item 1. **No other Motions were made.**

Agenda Item 5: Tree Trimming Service. Executive Officer/General Manager Alan Peterson received one bid in writing from Jimmy's Tree Service for \$3800. Work to be done will be to trim 38 Live Oak Trees. **Motion to approve this bid as stated by Secretary Chris Race. 2nd by Treasurer Lisa Vale. This Motion passed unanimously.**

Agenda Item 6: Lane Variance. This variance was brought to the Board by the Member, Mr. Lane, including recommendations from Stan Martin with the Airport Committee. The variance is in reference to the apron, set back and the steel building. This will be a hangar house. Director Comments. Member Comments. **Motion to approve the three variances was made by Treasurer Lisa Vale. 2nd by Secretary Chris Race. This Motion passed unanimously.**

Agenda Item 7: Sell Golf Truck for \$600. The Golf Truck has a cracked block and is no longer usable at the Golf Course. An offer was made for \$600. **Motion to approve the selling of the truck for \$600 was made by Secretary Chris Race. 2nd by Vice President Linda O'Brien. This Motion passed unanimously.**

Agenda Item 8: Approval of Board Member's Absence from December Meeting. Vice President Linda O'Brien is requesting the Board to excuse her from the December Meeting as she was out of town. **Motion to excuse Linda O'Brien from the December Board of Director's Meeting was made by Treasurer Lisa Vale. 2nd by Secretary Chris Race. This Motion passed with 4 Directors Approved/1 Director Abstained.**

Agenda Item 9: Website Approval. The Fort Clark Springs Association' website is in need of upgrading. The new website will offer Vertical Booking. Other fees involved would be website development, integrating Vertical Booking and Protel into website, Web Management, SSL Certificate, and Web Hosting. **Motion was made to approve the proposal from Heavy Metal with the Vertical Booking up to \$6,000 by Secretary Chris Race. 2nd Treasurer Lisa Vale. Motion was passed unanimously.**

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ANNOUNCEMENTS: Hotdogs at the Bonfire, 6PM, RV Park; Jan 28 - Gospel Night in Uvalde; Feb. 25 - Wild Game Dinner

ADJOURN to Executive Session:

12:41 PM

Motion was made to adjourn the meeting to Executive Session by Director Memo Guzman. 2nd by Vice President Linda O'Brien. This Motion passed Unanimously.

RECONVENE REGULAR OPEN SESSION:

2:26 PM

Voting:

Motion was made to approve the reimbursement of \$600 to Executive Officer/General Manager Alan Peterson for the two men who helped dig holes for the trees by Vice President Linda O'Brien. 2nd by Secretary Chris Race. This Motion passed Unanimously.

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

ADJOURNMENT: Motion was made to adjourn the meeting by Treasurer Lisa Vale. 2nd by Director Memo Guzman. This Motion passed Unanimously. The meeting was adjourned at **2:27 PM**.

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