

## Board of Directors

Fort Clark Springs Association, Inc.  
Regular Meeting  
January 18, 2013



The Board of Directors of Fort Clark Springs Association, Inc. met in regular session on Saturday January 18, 2013 in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by acting President Bill Herman. A quorum was established with the following directors present: Roby Roberson, Sandra Hagen, and B.E. Sweet. Also present was Jodee Stevens, Director of Operations, and Monique Jensen, Office Manager. Observers recorded in Board Minutes Binder.

**ANNOUNCEMENTS/CORRESPONDENCE:** None

**APPROVAL OF MINUTES:** Hagen moved to approve the Regular Board Meeting Minutes for December 21, 2013. Roberson seconded the motion. Discussion: Typographical errors such as the name Alice Dyer Cockram changed to Alice Dyer Cockrum. Other minor typographical errors as shown later. Motioned carried with all voting in favor.

**DIRECTOR OF OPERATIONS REPORT:** Stevens greeted the Membership enthusiastically with a Happy New Year 2014! To start there are a few new things happening or going on: one is the new Security car: approved in the 2013-2014 budget with \$15,000 for a new car for security. Total cost for the 2012 Toyota Yaris was \$14,500 with warranty; 14,000 miles approximately; 39 mpg as opposed to 18 mpg from truck. Truck will still be used for trails, pick up dead animals, and run away dogs, etc.

The next new item that is really not new is the truck & trailer with the new wrap. Looks like a brand new truck but it isn't. Truck is formerly a maintenance truck. Wrap looks great!

Other changes regarding the Board meeting notice—while working out glitches and new procedure in notifying members who have requested to receive the notice via e-mail it was overlooked that the notice did not get on the marquee. We apologize for this but remind the membership that the notice was posted at the Admin. Building and on the website as well as the e-mail that was sent.

Community Council had a visitor informing the members who attended about a new renter/landlord agreement. It is not a new agreement. This packet is the same that has been handed out and is now uploaded to the website. It has a makeover and looks new, but no information has changed. The Board of Directors in 2005 passed the Resolution regarding the renter/landlord agreement so there are no changes.

Six months ago the Fire station roof was found to have a leak. It has been fixed.

We hope everyone has noticed the clean up on creek. Maintenance is working really hard. We are continuing to chip away at the trails getting the debris and trash out of the creek—making it so the creek doesn't flood too much with a lot of rain. We are lifting the trees up off the paths so that all may enjoy them whether they are running, walking, biking, or riding golf carts.

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Financials—on the back of the agenda is a fiscal synopsis. We will try every quarter to put a visual of comparison on screen and on the back of the agenda a P&L fiscal synopsis. Every month we have spent according to our budget. Our bank account was higher this year/this month in comparison to last year.

Roberson requested for a comparison of the previous year's budget with current year budget and what is spent current to date. Roberson also wanted answers to why videos of the BOD meeting could not be viewed and were marked private on the website. Stevens' response was the videos posted are all public and the older meetings have been archived and also stated the videos have not been edited. Roberson also inquired about a link on the bottom of a document that redirected you to a tire blog, Stevens reported the typo was corrected.

**COMMITTEE AND ORGANIZATION REPORTS:** The following committees presented oral reports to the board: Architectural, Golf, Preservation, Community Council and Recycling.

**ARCHITECTURAL:** Glenn White reported 6 permits came through the committee with 5 approved permits and 1 permit tabled for lack of information.

**GOLF:** Report of 658 rounds of golf with 155 outside players. We had 2 tournaments in December. January 1<sup>st</sup> was a fun small tournament. Today is a tournament at 1pm. End of month tournament is January 25<sup>th</sup> at 1pm sign up at the Pro Shop. Las Moras Tournament will be March 14-16 and managed by Fort Clark Springs Golf Associations. To honor its father and with approval the Las Moras Tournament will be re-named to Hoagie Nelson Las Moras Tournament. Golf committee plans to sponsor an 18-hole putting tournament with details coming soon.

**PRESERVATION:** Garland Young reported that elections have happened. Also, they have addressed the ramp at the Service Club and also the French drains at the Commissary building and the projects should be worked on and done soon.

**COMMUNITY:** Norma Rowland reported that the last meeting was lively. Several problems hashed out. The Festival is moving along with planning.

**RECYCLING:** Herman read a report from Judy Winchell – a load sent out in early December and another load is almost ready to send. The need for a baler/compactor is becoming evident all the time. While the current system saves the fort significant money the baler/compactor will save more.

**Discussion/Appointment - Open Director Position:** At last month's board meeting we invited the membership interested to submit and apply for the open position. This past Saturday, January 11, 2014 we held interviews with 5 applicants individually. All were asked the same questions and after discussion on Saturday there wasn't a clear cut decision. We then agreed to hold off on making the decision final to see if we still felt the same way. We corresponded through e-mail and agree that we could not make a firm decision on anyone. So, we are without an appointee for the open position.

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**Approval – TCEQ Line of Credit Increase:** Hagen moved to approve the Line of Credit Increase as required by the TCEQ. Roberson seconded the motion. Hagen read the letter. Roberson inquired what the credit increase is for? Stevens responded that in case TCEQ had to come in to take over the landfill this would be the cost to run it. It is their requirement to have the increase every couple of years. Roberson asked why TCEQ would take over our landfill? Stevens replied that if we were ever found to be doing something wrong then they would take it over to run it. Motion carried with all voting in favor.

**Approval – TABC Event License for Beer & Wine sales at Fort Clark Days 2014:** Hagen moved to approve the TABC Event License for Beer & Wine sales at Fort Clark Days 2014. Roberson seconded the motion. Discussion: Roberson questioned if this license is different than what is already currently in place at the Pro Shop or Grill. Stevens stated that Community Council has given the Fort the opportunity to sell the beer & wine at Fort Clark Days which is an income opportunity. The fee for this temporary license is approximately \$230. Motion carried with all voting in favor.

### **Discussion/Approval – Policy Resolution 2013-03 regarding policy on nepotism:**

Hagen moved to discuss potential approval of Policy Resolution 2013-03. Roberson seconded. Discussion: Herman stated the need for this policy resolution amendment is to make it so that family members of Directors could be employed by the Fort except for those in Executive personnel listed in the amended policy resolution. The policy resolution was read in last month's meeting initially. Sweet asked why head of maintenance was not included. Stevens replied the positions listed were ones that had access to computer system and member financial information. Hagen reported that in the past there are those who may have wanted to run for the Board but did not because they would suffer financial hardship due to a spouse being employed by the Fort. The policy, as it stands, discourages good people from getting involved. The new policy would make it possible to encourage good candidates not only for the board but to apply for open positions on the fort. Hagen also stated that Directors are not directly involved in hiring and firings for the Fort. Sweet responded he is not in favor of amending the by-laws because there is not a full board. Roberson agreed. A vote was called and the results were split evenly in a tie. Motion to approve Policy Resolution 2013-03 as read did not pass. Hagen and Herman for and Roberson and Sweet against.

### **15-MINUTE MEMBER DISCUSSION:**

Sam Lark: Considers himself an Aviation aficionado and known as the Red Baron of Brackettville. Lark wants to ask the Board and management for 3 things. One—the thorns on the runway continue to cause flat tires on the airplanes which is an impediment to safety. He states that he has 5 volunteers that would help in grinding up the thorns. He is asking permission to do this with his volunteers. Second – he would like permission to put a segmented center stripe down the 3000 ft. middle of the North/South runway to help with landing. This striping would allow those landing to know where the thorns are the least. Third—he is asking the BOD to consider an advisory committee to help run the airport to keep up with regulations. Thank you to the BOD and management for all their hard work and participation. He is pleased to know that Fort Clark Springs Association, Inc. is no longer in the red.

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Catherine Callnan: States the Fort is looking beautiful, but let's slow down so we don't lose the habitats for our wildlife. People come here for the old Fort not the concrete jungle. Callnan wants the Fort preserved. She states Fort Clark is beautiful let's leave it that way—Love it or leave it.

Garland Young: Conditions on the Fort have never looked better. Patton Hall looks great with the new rooms. Cash flow has improved from approximately \$200,000 to \$300,000 that means the drain on the cash flow was fixed—'the sieve was plugged'. Put away the politics and bigotry and get behind Jodee. Time to give Jodee applause for a job well done!

Bob Boucher: Wants to know when he'll receive the notice of the decision made on an incident concerning an incident with his golf cart. Response was that the letter was put in the mail this week.

John Rosettsky: Acknowledges that the Fort is looking great and that he is loving it! He has been impressed with the rooms being done at the hotel. And it's getting better all the time. He is proud of all the work that has been put into making this place beautiful.

Dan Sullivan: Wants to address the Board about the tragic vacancy on the board. He states that this shouldn't be about politics—it's about the membership. Sullivan states that the spirit and intent of the governing documents clearly say the next runner up should be appointed in the vacant position. Asks the board to consider following the intent of the governing documents and appoint Myrna Cassell. Hagen responded by reading from the Texas Homeowner's Association Law by Gregory S. Cagle regarding 209.00593 of the Texas Property Code.

Roberson inquired about the e-mail notification. Stevens responded with an apology, but to clarify --yes, e-mail notification will be done in the future.

### **RECESS TO EXECUTIVE SESSION 10:09 A.M.**

### **RETURN TO OPEN SESSION 11:24 A.M.**

#### **ORAL SUMMARY OF DISCUSSION HELD IN EXECUTIVE SESSION:**

Discussed CC&R violation by a resident member and steps needing to happen to correct the violation.

**CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE:** The next regular board meeting will be held on February 15, 2014, at 9:00 a.m. in the Board Room.

### **WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 11:25 A.M.**

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Sandra Hagen, Secretary

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William Herman, President