

Board of Directors

Fort Clark Springs Association, Inc.
Regular Meeting
December 20, 2014



The Board of Directors of Fort Clark Springs Association, Inc. met in regular session on Saturday, December 20, 2014 in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by President Roby Roberson. Roll call established a quorum with the following directors present: Roby Roberson-President, B.E. Sweet – Vice President, Bill Herman – Associate Vice President, Myrna Cassel – Secretary, and Sandra Hagen - Treasurer. Also present was Monique Jensen and ReAnna Hay–Interim Operations Managers.

ANNOUNCEMENTS/CORRESPONDENCE: Cassel stated that a Memorandum of Agreement Between Fort Clark Springs Association and Fort Clark Springs Community Council regarding Fort Clark Days was received and Allison Watkinson added that this Memorandum included changes that were agreed on from a previous meeting.

APPROVAL OF MINUTES: Cassel made a statement regarding the minutes: Minutes should not be posted on the website until they are approved. This is not a membership meeting. Members really have no input to the minutes but comments are sometimes included. Cassel moved that neither October 29th or November 15th minutes be approved until corrected and that board of directors approval for them be by e-mail. Roberson seconded the motion. Motion carried unanimously.

Approval Transfer of Funds: Cassel moved to approve the transfer of funds. Hagen seconded the motion. The motion passed unanimously.

DAILY OPERATIONS REPORT:

Hay is working with our auditors to make sure the correct amount of money is transferred from the Historical Building Preservation Fund back to the Impound Fund, and Hay is also seeking advice on what to do with the bank account.

With direction from the Board of Directors, we have contracted Randy Galloway a CPA who worked on our audits in the past, to assist Renee in preparing for our current audit. He is familiar with our DOS system and the way we are set up. He will be available to us through the end of January and will be on property for a couple of days. Our auditors will be here within the first weeks of January.

The sign up list for anyone interested in serving on the “Declaration Compliance Committee” is available. We currently have 3 members signed up: Garland Young, Dan Sullivan, and Bill Haenn.

Normally approved minutes for the meeting are posted within a week after the regular meetings. They were posted but when the folder for the minutes was created the security level was not set correctly and therefore the public could not see them. Also, the Special Meeting minutes were mistakenly posted. Jensen was out of town and had mistakenly posted them before they had been approved.

Last month Trent Brown, the FCS Golf Pro, approached the Board in Executive Session with concerns about broken equipment affecting golf maintenance’s ability to do their job correctly. Domingo, Head of Golf Maintenance, was instructed to turn in list of items needed to repair his equipment. We have the list and the items are/will be ordered.

Recently our landfill was inspected and it was stated that our landfill has never looked better.

We have one loan that will be paid off in January 2015.

We have received over \$400 from Recycling this week.

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

Architectural Committee: Glenn White reported the approval of 9 permits, 1 permit tabled for lack of info, 4 letters sent requesting renewal of permits. Request received from MUD to investigate a possible infringement on MUD property.

Golf Committee: Hagen reported the Kris Kringle Tournament was very successful. January 1st will be the Hangover Tournament. Planning for the Las Moras Tournament has begun.

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Preservation Committee: Garland Young reported that the first bid for the Palisado Building was for \$18,000. Bids for Seminole hall will be resubmitted now that they have the letter of concurrence from the Texas Historical Commission.

Community Council: Watkinson reported that elections for a new President and 1st Vice President for Community Council will happen on January 10th. Voting on By-Laws and Constitution will also take place. Fort Clark Days is set for the first full weekend in March and they are still looking for volunteers.

Recycling Committee: Judy Winchell reported they received over \$400 for the last 2 shipments. Next possible pick up date is on January 1st. Electronics recycling (no appliances) is extended to January 16.

RV Committee: Diana Stewart, RV Park Manager, submitted a report on occupancy numbers. Saturday Pancake Breakfast starts today.

Recreation Committee: David Box submitted a report and Hagen read: 150 people attended the Thanksgiving Feast. Reimbursements were given out. Next gathering is a Holiday gathering – Bring Dessert.

Elections: Search & Certification Committee: Dan Sullivan reported the committee met in October to set dates and deadlines with help from Hay. January 12 is the deadline to turn in applications. January 14 is when the staff will start to process. January Board meeting is when candidate ballot placement will be done. He reminded the audience there are 3 positions open and that committee members have applications. They are also available at the front desk.

Discussion: Deer Harvest

Kinney County Game Warden, Matt Bland-FCSA Security, Texas A&M Extension Office:

Rob Fretz, Bland and David Price reported that they will work together to more accurately manage our herd in conjunction with the State Biologist and Texas Wildlife. Hunting Season this year is taking place on the Fort only every other weekend.

Discussion: MUD/Union Pacific Agreement

Randy Castilla reported that Union Pacific will be using the road that was cleared on the edge of Fort Clark Springs border to access the sewer plant during construction of their facility in Spofford. He apologized for not making the Board or the Administration aware of what was being done in terms of clearing land. It is expected that Union Pacific will use the road for 3-6 months. Castilla asked Todd Tate from the Tax Office in regards to the tax status changing. At the time of this meeting Castilla had not heard back from Tate.

Discussion: Baler for Recycling

Winchell reported that approximately \$7500 per year is given away when we take our cardboard to the city. Maintenance approximates that they collect at least 1 bale every week on the Fort. Cardboard can be stored outside once baled. Also, anything can be baled. More money will be earned if the materials are baled. Administration will look at the budget to see where money can be reallocated for a baler.

Discussion: THC Officials Meeting on January 16

Sara Luduena from the Texas Historical Commission requested a meeting with the Board of Directors on January 16. All Board members will be present. The meeting will be an informational meeting. Members may attend.

Discussion: Rock Wall Repaired and Drainage Corrected

Roberson discussed the issues with the rock wall and ditch around the common area by Empty Saddle. He suggested that repairs need to be made to correct drainage and to add a ditch for future flooding. He suggested that work and repairs be done before Fort Clark Days. Roberson would like to include information regarding repairs etc. in the next board meeting in January.

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Discussion: Trail Funding with Texas Parks and Wildlife

Roberson suggested William Haenn and his group *Friends of Fort Clark* look into grants for trails as discussed in previous meetings. Carla Hamelin stated that she was in the process of researching a grant and had plans to write it in the next few weeks. Cassel suggested that Hamelin and Haenn work together on finding and writing grants for the trails on Fort Clark Springs. They agreed they would work together and bring forward information to the meeting in January.

Consideration/Approval: Link to Friends of Fort Clark Website

Roberson moved to approve a link from Friends of Fort Clark Historic District on the Fortclark.com website. Sweet seconded the motion. The vote was called and motion did not carry. Roberson and Sweet in favor; Cassel, Herman, Hagen against. Cassel moved to have the board develop of guidelines or requirements for consideration of links being added on the Fort Clark Springs website. Hagen seconded the motion. Hagen and Cassel volunteered to create these guidelines. Vote was called; the motion carried unanimously.

Consideration/Approval: Assessment Increase

Hagen moved to discuss the consideration/approval of eventual assessment increase. Herman seconded the motion. Hagen stated the last assessment increase was in 2008 and with the cost of living going up, the requirements of offering health insurance, and discussions of lack of revenue for the Fort the Association is due an assessment increase. Restrictions from our Declarations provide that we cannot raise the assessments more than the Consumer Price Index without the vote of the membership. Additionally, the residential assessment cannot be raised more than the regular assessment. Hagen stated this should be considered notice that the assessment increase will happen for the next fiscal year and won't be in effect until October 2015.

Appointment: Airport Committee

Sam Lark petitioned the board for an Airport Committee and submitted the following names: Maria Perkins, Gary Cope, Ray Goodson, Lark, Mike Schillick, Larry McNurlin, Stan Martin. Cassel moved to approve and appoint the names submitted to an Airport Committee. Hagen seconded the motion. The vote was called and the motion carried with majority vote. Sweet, Cassel, Herman, Hagen in favor. Roberson against. It was announced that the Airport was hosting an open house for members to come out and see the airport from 3pm-5pm after the meeting.

15-MINUTE MEMBER DISCUSSION TOPICS:

Friends of Fort Clark Historic District: Money is spent every month on website to promote Fort Clark Springs. William Haenn: Wildlife Management plan; Assessments; committees created by resolution. Kathi Warm: Resolutions to Election By-Laws; Liquor License. Sam Lark: Tax rate for the Airport; Airport is a good draw for the Fort. Dan Sullivan: Violation of fiduciary responsibility; Consider who you represent when making decisions. Garland Young: Rock wall and drainage ditch; 4H gun range. Allison Watkinson: Check did not clear the bank in normal time; Community Council willing to help pay for baler—will put it on agenda for next Community Council Meeting. Mike Berlanga: Introduced himself—he is meeting with board in Executive Session.

RECESS OPEN MEETING TO GO INTO EXECUTIVE SESSION: TIME: 12:58 PM

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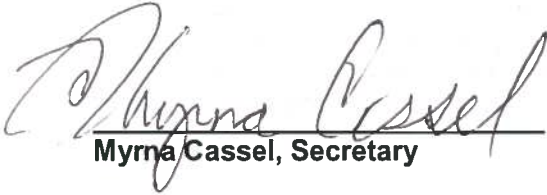
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RETURN TO OPEN SESSION – Oral Summary of discussion held: TIME: 4:06 PM

Roberson stated that Employee Health Insurance was presented. Consultation with Mike Berlanga. Membership issues and legal issues discussed.

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on January 17, 2015 at 9:00 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:07 P.M.



Myrna Cassel, Secretary



M.E. (Roby) Roberson, President

Minutes submitted by: Monique Jensen