

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

January 17, 2015



The Board of Directors of Fort Clark Springs Association, Inc. met in regular session on Saturday, January 17, 2015 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 were Monique Jensen and ReAnna Hay–Interim Operations Managers.

ANNOUNCEMENTS/CORRESPONDENCE: No correspondence.

APPROVAL OF MINUTES: Cassel moved to approve the minutes from December 20, 2014 meeting. Hagen seconded the motion. (Note: The date on the final minutes was changed to reflect the correct date.) Motion carried unanimously.

Approval Transfer of Funds: Hagen moved to approve the transfer of funds expected for January 2015. Herman seconded the motion. The motion passed unanimously.

DAILY OPERATIONS REPORT:

The Auditors were here this past week. They expressed that working with us this year was much easier. We attributed it to Randy Galloway being present and assisting our Accounting Department in getting on target.

Deer Hunt Update: David Price has spoken with the State Biologist and Matt Bland. No counts can be done until hunting season is over due to Price's other work commitments.

Enrollment in Health Insurance for employees will take place in the next couple of weeks.

The BOD has narrowed the Director of Operations search to the 2nd round of interviews. Arrangements are being made to set up the appointments.

Hay talked with Todd Tate on the issue of the taxes changing for the road MUD cleared; she was told the taxes will stay the same for now,

The video for the BOD meetings has always been a daunting task. Long meetings take awhile for the video to upload to the computer and finding that amount of time for one employee is difficult.

We have received complaints about a bad smell at the Adult Center. Philip Garcia from Maintenance has investigated and has even gotten under the building to see if he could find the problem. He reported that there may be a dead animal and suspects it may be up in the duct work or in the walls. In addition, there were complaints that the heater in the adult center gym was not working. We have purchased space heaters.

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

Architectural Committee: Three permits were submitted. One letter will be submitted to the Board for ruling.

Golf Committee: Las Moras Tournament scheduled for April 11 and 12 with a ladies division included and entry fee will be reduced to \$100. Upcoming is end of month tournament on Jan 31 and a Valentine's Pitter Putter tournament on February 14. Next meeting weekly specials will be discussed.

Preservation Committee: Contract for Service Club was approved. The Texas Historical Commission visit produced positive comments with advice on future projects such as Palisado Building, Seminole Hall, and the rock wall by Empty Saddle. The committee received a letter of concurrence for Seminole Hall.

Community Council: Norma Rowland was elected as President; Judy Winchell elected first Vice President, and Sherri White second Vice President. Approved \$2500 to FCSA for Baler. An Amendment passed to have meeting every month except July and August. Meet the Candidates Forum will be held on February 14 in the Board Room at 10am.

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

January 17, 2015

Recycling Committee: A load will be shipped on Monday. Electronics pick up is Thursday. Recycling pick up costs the Fort nothing.

RV Committee: (Committee submitted a written report.) Pancake Breakfast started in December. Washers games also started in December. Christmas Festivities included a dinner and white elephant gift exchange. Sunday night movie season started in January. Activities coming soon: Stone Soup Supper, Progressive Dinner. Calendar is available at the RV Park. (Letter of commendation will be sent to the RV Committee.)

Recreation Committee: Soup & Supper scheduled with program by Mary Ellen Miner planned for January 26. February 23 will be another presentation by Miner with coffee and cookies. There will be a Chili and Cornbread fundraiser during Fort Clark Days. The committee has repaired cue sticks at the adult center. A Pool tournament was scheduled for Wednesday at 6pm and will be a weekly event.

Airport Advisory Committee: Met for the first time on Monday, January 12, and worked on by-laws. Those are planned for completion by next board meeting. Clean up took place with 50 volunteer hours and \$350 monetary donation that included treating fire ant mounds, mowing and installing a new 20-knot windsock. There are regulations to running the Fort Airport; members in good standing, visitors, & guests may use the airport. It is a private airport therefore requires permission prior to landing. A pilot must sign a release of liability form and show proof of insurance before they can land.

Elections: Search & Certification Committee: Four candidates submitted applications: Ann Baron, Myrna Cassel, Sandra Hagen, and Jodee Stevens.

Discussion: Candidate Placement for Election Ballot
Each candidate, in alphabetical order drew for placement on the ballot. Ann Barron, place 1; Myrna Cassel, place 2; Jodee Stevens, place 3; Sandra Hagen, place 4.

Discussion: Rock Walls Repair and Drainage Update
Garland Young stated that a letter of concurrence is not needed for the rock wall but they will send a letter to Sara Laduena with Texas Historical Commission to inform them. Young said he will work with Garcia from Maintenance to determine the amount of rock needed. Young is in the process of getting bids. Roberson recommended the wall to be done before Fort Clark Days.

Discussion: Fort Clark Days Electrical Revisions Update
Roberson stated he had quotes of \$1100 for an electrician and \$1700 for supplies with FCSA Maintenance Department doing the labor. Herman stated he has contacted Dan Laws from Rio Grande Electric (at the time of the meeting Laws was out of town). Hagen recommended writing the bids for work to include an itemized materials list and itemized bid from electrician. Cassel moved to set aside \$3000 to do the electric installation, including materials and electrician. Hagen seconded the motion. Motion carried unanimously.

Discussion: Trail Grant Presentation
William Haenn reported he and Carla Hamelin (who was absent due to death in the family) worked together on an information briefing for one type of grant available. Haenn presented the benefits of Texas Parks & Wildlife grants, including restrictions. Haenn's recommendation was to submit paperwork for a grant for a motorized trail, sponsored by MUD, that could be done by February 1. Cassel moved to allow Haenn and Hamelin to move forward with the concept of the grant, but the board would make final decisions. Sweet seconded the motion. Motion carried unanimously.

Consideration /Approval: Requirements and Application for Website Link
Roberson read aloud the application that included requirements. Discussion ensued regarding the application as the first step in the process. Sweet recommended a statement that FCSA is not responsible for other links. Hagen moved to accept the application with Website Link requirements. Cassel seconded the motion. Motion carried unanimously. Cassel moved to approve the application of Friends of Fort Clark Historic District to link to Fort Clark Springs website pending a FFCHD member fills out the application. Sweet seconded the motion. Motion carried with 4 in favor and 1 against. Haenn stated his group would not apply.

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

January 17, 2015

Consideration/Approval: Baler for Recycling

Herman moved to reallocate monies to purchase a baler. Sweet seconded the motion. Cassel amended the motion to reallocate monies up to \$5000 to purchase a baler. Sweet seconded the amended motion. Motion carried unanimously. Judy Winchell will work with Garcia from Maintenance in procuring and placing the baler.

Consideration/Approval: Minutes for Approval by E-Mail

Cassel stated that members complain of not seeing minutes on the website soon enough. Cassel moved for minutes to be approved by e-mail and then posted. Sweet seconded the motion. The motion carried unanimously.

Appointment: Declarations Compliance Committee

The purpose of the committee is to bring governing documents in line with current laws. The committee will report to the Board of Directors monthly. The committee will work on the Declarations first. The committee will be dissolved at the will of the Board of Directors. Five members signed up for the committee: Ann Barron, Carolyn Oblak, Dan Sullivan, Garland Young, William Haenn.

Discussion: THC Officials Meeting Report

Herman stated the Texas Historical Commission visited us and have informed the Directors and others in attendance of compliance procedures necessary to keep our markers. Texas Historical Commission recommended updates from owners of Historical Marker properties for any work done on the buildings

15-MINUTE MEMBER DISCUSSION TOPICS:

Friends of Fort Clark Historic District: Application for Website Link too vague. FFCHD will continue to promote FCS with link. Sherri White: Baler, sooner we get it going the better. Garland Young: Requirements and Application for Website Link; recommended hiring IT person. Judith Nanney: Why did Board of Directors sign over street, alleyways, etc. to MUD? Maintain UNIT 15 roads. Mary Partlow: Sell Ads on Website. William Haenn: Minutes from October and November meetings; Audit due 100 days after fiscal year end; Foreclosure CANNOT be discussed in executive session. Ann Barron: Financial report should go out with ballot.

RECESS OPEN MEETING TO GO INTO EXECUTIVE SESSION: TIME: 11:50 AM

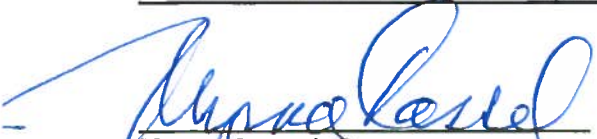
RETURN TO OPEN SESSION – Oral Summary of discussion held: TIME: 1:40 PM


Roberson reported that discussion with a member who rents out properties of took place. Discussion by telephone with our Auditor in regards to the monies transferred out of the Impound Fund resulted in no wrongdoing. Research on cost of HOA attorneys for judicial process of foreclosure will take place for future action. Employee policy changes were discussed. Appointments for second interviews for DO applicants will be scheduled.

Historic Building Restoration and Preservation Committee received only one bid, after solicitations were sent out twice, for a total of \$6931.39 to be finished in 60 days. Hagen moved to authorize the amount of \$1581.39 to purchase materials and supplies given to the contractor and accompanied by FCSA Maintenance employee. Herman seconded the motion. Motion carried unanimously.

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on February 21, 2015 at 9:00 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:59 P.M.


Myrna Cassel, Secretary


M.E. (Roby) Roberson, President

Minutes submitted by: Monique Jensen