

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

October 17, 2018



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Wednesday, October 17, 2018, in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:30 a.m. by President Dan Sullivan. The following directors present constituted a quorum: Sullivan, Vice President Bill Herman, Secretary Maria Perkins, Treasurer Debbie Isaacs, and Director John Hope. Also present was Executive Officer Richard Lawrence, CPA Andrew Smullen and Executive Secretary Christina Rodriguez.

APPROVAL CONSENT AGENDA: Removal of the Minutes from the Consent Agenda was discussed, they will be tabled for approval until next month's meeting.

SECRETARY'S REPORT: Secretary Perkins submitted her report consisting of various issues between administration, herself and the Board. A number, if not all of these issues, may only be addressed appropriately in Executive Session. Discussion for approval of the Sept 19, 2018 Board meeting minutes resulted in those minutes being tabled to the Nov 21, 2018 meeting for approval.

TREASURER'S REPORT: Isaacs read the reconciled balances of the bank accounts and bank transfers as of September 30, 2018.

EXECUTIVE OFFICER REPORT: Lawrence reported the computer server installation was successful. The motel doors and locks are in and they will be installed asap. He anticipates he will be able show the Board a model room at the motel by next week. He hopes to have the traffic control signs by the next meeting. The grass is growing faster than the scheduled mowing allows. Roads to the landfill and brush are flooded. Direct TV has been installed; old service was discontinued so no TV at the RV Park at this time.

MOTION TO APPROVE CONSENT AGENDA: Isaacs made a motion to approve with minutes being removed from Agenda. Hope seconded the motion. *Motion passed unanimously.*

COMMITTEE AND ORGANIZATION REPORTS:

Airport Committee: No report.

Preservation Committee: Linda O'Brien reported that ads have been submitted to 3 newspapers for a new Dickman Hall awning starting October 9. No bidders as of yet. Suggestions were given from Board members for the Preservation Committee to contact awning companies directly and online.

Architectural Committee: Joe Alackness reported they had 4 meetings in September. A letter to Warbonnet was sent to clean it up. A trailer was parked on the street in Unit 7 and it has been removed. Reminder was given for members to fill out work permits for anything that they do outside such as repairs, maintenance, construction, painting and landscaping. The committee is getting ready to send out violation letters. They also approved 10 permits for painting, landscape, and 2 new houses.

Recycle Committee: Helena McBride reported the back door is once again a problem. Due to the rain they were unable to send off cardboard, she asks members not to put cardboard out if it is going to rain.

Golf Committee: Isaacs reported there is no one to give the report. They will decide whether or not to have the Happy Cervantes Tournament this weekend due to weather conditions. There is low income from the course due to rain.

Equine Committee: Linda O'Brien reported there is one member going off the committee and one coming on. They will have a full five person group. No alternate. No meeting since July 2018. The second stall is finished.

Recreation Committee: No report.

Election Committee: Members on the committee include Judy Winchell, Mary Francis Partlow, Dennis Steffensen, Lisa Vale and Sandra Hagen. Hagen reported that eligibility to be a candidate requires you to be a property owner, not have committed a felony or a crime of moral turpitude. There is no limit to the number of terms you serve. Candidates do not have to be current on their assessments. They do not have to physically live on the Fort. The deadline is January 2, 2019 by 5:00 p.m. The next meeting is Wednesday October 24. They will be advertising the two open positions early via HQ Dispatch.

COMMUNITY COUNCIL REPORT: Allison Watkinson reported no meeting. \$495.00 was raised from the Ghostly Tours on Sat, October 14, one half of which goes to the Fellowship of Christian Athletes. Once all bills are paid the rest goes to the Preservation Committee. The next date for Ghostly Tours is Sat, October 27 with 3 wagons running. The movie Hotel Transylvania 3 will be showing at the Post Theater on Sat. October 20' at 4:00 p.m. and 7:00 p.m. On November 10 they will show The Darkest Hour.

Sharon Gregorc is the new chair for the Fort Clark Days Committee.

The next meeting will be held on Sat, Nov 10 at 10:00 am.

Member Comments on Action Items: Kim Van Ort asked how people are chosen to be on the Equine Committee.

ACTION ITEMS

Consider approval of Community Council's use of the RV Park and Old Guardhouse Museum outdoor premises for fundraising dances to be held on the dates of Nov. 23, 2018 and March 1, 2019 provided that FCSA is named as an "also insured" on an event insurance policy as may be recommended by FCSA's risk manager; Herman moved to approve, Sullivan seconded the motion, **Motion passed unanimously.**

To schedule a special meeting on November 19, 2018 at 9:30 a.m. to review, modify, and consolidate the recommendations of ad hoc committees and staff; Herman moved to approve, Isaacs seconded the motion, **Motion passed unanimously.**

To authorize the Historic Building Restoration Committee to advertise for bids from insured contractors leading to repair/replacement of 12 windows and screens in Seminole Hall; Sullivan moved to approve, Herman seconded the motion, **Motion passed unanimously.**

To accept the resignation of Mr. David Lee Murray and approve the appointment of Mrs. Sandra Herman and Mrs. Marcia Moore to serve on the Equine Committee; Sullivan moved to approve, Hope seconded the motion. **Motion passed with 3 affirmative and 2 against.**

To levy the 2018 tax year common property assessment of \$31.00 for each lot owner membership, charter membership, and family recreation membership; Herman moved to approve, Hope seconded the motion. **Motion passed unanimously.**

OLD/UNFINISHED BUSINESS: None

NEW BUSINESS:

Discussion of regular meeting format; Perkins recommended the Board consider restructuring the agenda for members to discuss each action item individually or to include more detailed information to each action item. After discussion, Perkins made a motion to provide more detailed information on each action item; Hope seconded the motion. **Motion passed unanimously.**

Discussion Halloween – Open Gate; The Board consented to open the gate on Halloween night from 5 – 8 p.m.

Discussion of the Facility Use Agreement for FCSA Stables; The Horse Club submitted a contract. Hope moved to allow Lawrence to enter negotiations with the Horse Club for a rental use agreement for the FCSA stables and to explore other options; Sullivan seconded the motion. Motion passed with **4 affirmative and 1 (Isaacs) recused herself.**

RECESS to Executive Session: Property sale negotiations, personnel issues, permit request. TIME: 11:25 a.m.

RECONVENE TO OPEN SESSION - Time: 12:50 p.m. Oral summary of discussion held. Sullivan reported the Board made a counter proposal for the sale of property.

The Board agreed to prepare a joint statement to the membership regarding the personnel issue which included member complaints and an employee grievance which will be given further consideration and possible action.

After discussion, Isaacs made a motion to grant a variance to Unit 38 provided the owner submit the proper paperwork; Hope seconded, **motion passed unanimously.**

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on Wednesday November 21, 2018, at 9:30 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 12:55 p.m.

Dan Sullivan, President