

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

February 20, 2019



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Wednesday, February 20, 2019, 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 were Executive Officer Richard Lawrence and Executive Secretary Christina Rodriguez.

APPROVAL CONSENT AGENDA: Minutes were approved from the consent agenda.

SECRETARY'S REPORT: Perkins read out loud the secretary's report which consisted of a letter of concern from a member, which included concerns about a decrease of axis deer on the Fort. Ballots were mailed out Friday February 15th due to issues with sleeves from the post office. Perkins also discussed some issues that arose with the candidate pamphlets, as well as a concern with the lack of identifying to members that they have to mail one ballot in each envelope if they own multiple lots. She requested a board vote allowing a member to mail their ballots in one envelope.

TREASURER'S REPORT: Isaacs read the reconciled balances of the bank accounts from January 31, 2019.

EXECUTIVE OFFICER REPORT: Lawrence reported that the comptroller resigned a few weeks ago. The Board of Directors authorized to engage with Susan B. Newsome CPA firm and Randy Galloway is working very hard to produce financials for FCSA. Hope to have financial we can rely upon in the near future. Insurance adjuster sent out a 100+ page hail damage report from the hail storm on December 26th. A number of roofs will have to be replaced which will be a minimal cost to the Fort, but possibly no cost at all due to warranty from the last hail damage. As for the Motel doors Mr. Hope has given great guidance in putting one up. However there were two retreats fully booked and no other doors have been replaced. FCSA is not a taxing authority, it can't levy a tax. FCSA levies an assessment, it is a common property assessment and the collection of which is used for the payment of taxes. That assessment is authorized by the Declarations, by the membership and it is levied by the Board. Common property tax assessment authorized by the association. In order to change that in any way we would have to go to a vote of the full membership. Mr. Lawrence recognized Paula Dillard who has volunteered to help out by doing a computer search for the 1,300+ inactive memberships that we have.

MOTION TO APPROVE CONSENT AGENDA: Isaacs made a motion to approve the amended Consent Agenda, Herman seconded the motion. *Motion passed unanimously.*

COMMITTEE AND ORGANIZATION REPORTS:

Airport Committee: Perkins reported two pilots visited this month. One is a winter Texan who has the desire to move to FCS and the other was visiting a member in good standing. Open House is scheduled for April 27th from 1:00 – 3:00 p.m. This is for members to see what we do on the airfield and it will be in conjunction with our flyin. Airport maintenance continues, and in the next couple of weeks mowing will pick up. We want to remind everyone that the airport has two uncontrolled active runways. You can't cross fence line and walk on to the airfield. You also can not park in private property to watch the planes without permission from the owner. The Fort and pilot are not liable for accidents. The airport committee will be securing the perimeter as required.

Architectural Committee: Joe Alackness reported they had 3 meetings in January 2019. 5 permits were issued. 3 extensions and modifications were also issued.

Election Committee: Sandee Hagen reported that 13 out of 14 assistants showed up to stuff ballots. She thanked them the volunteers and the Election Committee for all their hard work. She also thanked Maria Perkins the election monitor and Mr. Lawrence and Christina for their help. She explained having to sort the ballots by 3 different zip code categories, they had to weigh them and place the trays in sleeves. It's unfortunate we have no control over the Post Office operations. They would not accept the ballots without the sleeves. They put the trays in sleeves and unlabeled ballots into the Security Chief's office where they were locked up. This was also done on Wednesday night – Thursday night until they were mailed Friday morning. Bylaws allow for replacement ballots. If a member does not receive part or all of their allotted ballots the member may submit in writing to the secretary of the Board of Directors a replacement request. The secretary will oversee the replacement ballot issuing process and will furnish a hand receipt to document how many replacement ballots were issued and to whom. The auditing firm will validate the ballots received and if a member has sent more than the allotted ballots allowed all of the ballots will be deemed invalid. The second issue was the pamphlets. They were not checked for content. It was not intentional. No additions were made to what the candidates provided, simply things were left off from the biography, but we learned from that. Pamphlets are printed out as a courtesy to the members that will be voting. Candidates are in charge of his / her own campaign. There were 1720 property owned ballots. She also asked the Board to approve a waiver to that section of the bylaws, as it was not clear enough that each ballot is to be mailed in with their envelopes provided.

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Equine Committee: No report.

Golf Committee: Mrs. Katie Brown volunteered to report for the golf committee and reported that there was a meeting on February 6, 2019. Cash Letsinger golf course superintendent asked for the committee to pay \$84.00 for the surfactant for the poison that was purchased last month and for the poison that cost \$924.99 for a total of \$1008.99. No decision was made. Letsinger requested the golf committee ask the Executive Officer and the FCSA Board how much they would be willing to pay into for the fairway mower demonstrated last fall. Golf committee is working with the Men's club to secure donations. They need to know what the Fort can do before soliciting donations for the balance. The Golf committee wants permission to post the Welcome Golfer message on the Marquis. Golf committee will do the office work for a golf tournament on March 2, 2019 sponsored by the Sunset Funeral Home in Uvalde. Volunteers are needed and welcomed. Las Moras Tournament will be March 16th and 17th with a practice round on Friday March 15th. The Golf committee had another meeting on February 13, 2019. Discussed Las Moras Tournament scheduled for March 16th and 17th which expects 120+ golfers. They discussed the maintenance needed especially for the greens for the tournament. It raises money for high school scholarships.

Preservation Committee: Bill Peak reported there was no report today. 3 action items are scheduled today.

Recycle Committee: Helena McBride reported that they are ready to ship in 2 weeks. They will probably be negative money. Shipping cost \$400.00. She is making a plea for more aluminum cans and office paper. She is also talking with Rio Grande Electric about getting their shredded paper.

COMMUNITY COUNCIL REPORT: Steve Giblin reported they have no activities planned until April 2019.

Member Comments on Action Items: None

ACTION ITEMS

Consider appointment of Mr. Steve Giblin to the Preservation Historic Building Repairs Committee; Isaacs moved to approve the motion, Hope seconded the motion, **Motion passed unanimously.**

Consider the expenditure by the Preservation Committee for repair and installation of Seminole Hall windows (\$5,712.00); Hope moved to approve the motion, Perkins & Herman seconded the motion, **Motion passed unanimously.**

Consider the expenditure by the Preservation Committee for replacement of Dickman Hall balcony awning (\$8,996.00); Hope moved to approve the motion, Herman seconded the motion, **Motion passed unanimously.**

Consider the resolution granting a variance for replacement of personal property on Unit 1 common property with two clauses 1. Residents in Unit 1 co-operate with maintenance on mowing and 2. Fort is not responsible for damages; Herman moved to approve the motion, Hope seconded the motion, **Motion passed with 4 in favor and 1 against**

Consider approval of Facility Use Agreement / FCSA Old Cavalry Stables; Herman moved to approve the motion, Isaacs seconded the motion, **Motion passed unanimously.**

NEW BUSINESS: Consider a ballot waiver mailing for multiple memberships in separate envelopes. Due to the lack of clarity on the ballot and lack to reference to the bylaws to find the details for the election, members will be allowed to mail multiple ballots in the same envelope, not to exceed their allotted amount and must be in the official envelope provided. Perkins moved to approve the motion, Hope seconded the motion. **Motion pass unanimously.**

Report the results of email votes by the Board of Directors, Report the results of votes taken in emergency Board meeting, set a date for a workshop on Ad Hoc Committee recommendations on Rules and Regulations, Renters, & RV Park, set date for workshop on Unit 1 needs and the Ten Year Plan, and ballots.

OLD/UNFINISHED BUSINESS: Consider approval of the Minutes of the Regular Board Meeting of December 19, 2018 and the Minutes of the Regular Board Meeting of January 20, 2019, Herman moved to approve the motion, Hope seconded the motion, **Motion passed unanimously.**

15 MINUTE OPEN FORUM: Linda O'Brien had a ballot question, Katie Brown addressed the post card sent out to some members, Kathi Warm had a ballot question and discussed the R.V. Chili Cook-off, Sandee Hagen discussed the ladies golf league projects, Mary Partlow had questions that had already been answered, Charles Fish wanted more information about the 10 year plan, Pat Sites had comments / concerns on the green areas, and Constance Kilgorn had concerns that the BOD is taking on Architecture Committee duties. Mr. Sullivan explained to her they deal with board variances and the Arch. Committee can't deal with that.

RECESS to Executive Session: Contracts, Personnel Issues, Member Issues

11:30 a.m.

RETURN TO OPEN SESSION: Oral Summary of discussion held

12:30 p.m.

Hope moved to approve to grant an easement to Fort Clark MUD for Fort Clark common ground 200 ft. X 1400 ft., allow them to extend their fence to that distance and allow them to also irrigate the south side of their water treatment plant, Perkins seconded the motion, **Motion passed unanimously.** Sullivan moved to approve a special mowing machine for the golf course, Fort Clark Springs Association is willing to commit to up to \$20,000.00, Perkins seconded the motion, **Motion passed unanimously.** The Golf Committee has been raising money for the mower as well.

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on Wednesday March 20, 2019, at 9:30 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT

12:40 p.m.

Maria Perkins - Secretary