

Board of Directors

Fort Clark Springs Association, Inc.
Regular Meeting
August 21, 2019



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Wednesday, August 21, 2019, in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:30 a.m. by President Maria Perkins. The following directors present constituted a quorum: Perkins, Vice President William Link, Secretary Charles Kerby, Director Dan Sullivan and Treasurer Debbie Isaacs. Also present was Executive Secretary Christina Rodriguez.

APPROVAL OF MINUTES FROM JULY: Minutes were approved with 3 minor corrections necessary.

SECRETARY'S REPORT: Kerby reported that the delinquencies on member fees for the month of July, we are at 88% collection rate. Outstanding is approximate \$3,700.00 total. \$780.00 still has no contact nor have replied on resolving the issues. \$3000.00 of that is in Collections or on a payment plan. FCSA security report for July, 5 speeding incidents, several underage kids in cars without drivers licenses, 2 reports of illegal aliens, 10 total gun shots reported. Director Sullivan requested two emails be read during this secretary's report, but President Perkins indicated those emails required legal guidance and those emails would not be read.

TREASURER'S REPORT: Isaacs reported due to the paper refusing to agree to not publish our financial report, the financial report will be provided to the board in executive session and the Treasurer will continue to make herself available to talk directly to members regarding the finances.

DIRECTOR ON CALL REPORT: Perkins reported she signed 3 contracts after they were evaluated by legal for MK Builders, Elite Roofing and Triple AAA Roofing. Signed several checks, signed several documents ranging from giftbacks to deeds, served as a mediator for an issue, provided counseling to 2 employees as a result of a complaint made directly to the board. Corresponded with the Gun Club regarding their usage agreement, corresponded with the Old Quarry Society regarding their usage agreement, inspected the door installation, one full building is completed. The other building will be happening soon. Learned about the security guard by reporting to the security gate for security detail. Consulted with the CPA in regards to reconciling our accounts and our proposed budget. Discussed the hunting program with staff and the board members. Coordinated with the insurance representative regarding our insurance policy renewal. Was informed we have a shortage of funds to pay bills by restraining spending requests.

EXECUTIVE OFFICER REPORT: No report.

COMMITTEE AND ORGANIZATION REPORTS:

Airport Committee: Maria Perkins reported they have one guest pilot visiting for the remainder of the winter.

Architectural Committee: No Report.

Golf Committee: Katie Brown reported they had their 1st Annual Cajun Bash which brought in over \$6,000.00. It's going to the golf course for equipment. The Hillcrest Tournament is scheduled for Sat. Sept. 14th @ 10:00 a.m.

Preservation Committee: Bill Peak reported he has nothing to report. They are waiting to hear back from the board about the approval of the Historic Building Repairs Proposal.

Recycle Committee: Helena McBride emailed them her report and stated in it that Brackett ISD will no longer taking their recyclables. It costs \$500.00 for the truck to ship out the recyclables.

COMMUNITY COUNCIL REPORT: No Report.

MEMBER COMMENTS ON ACTION ITEMS:

ACTION ITEMS:

Report email votes taken. With the roofing contract the board was asked to vote on specific details with insurance requirements. 3 in favor and 2 against. Variance request passed unanimously with 5 votes.

Consider Approval of Gun Club Lease Agreement; no member comments. Link moved to approve the motion, Kerby seconded the motion, **Motion passed 4 for and 1 abstained.**

Consider Approval of Fort Clark Days Support; no member comments. Link moved to approve, Isaacs seconded the motion, **Motion passed unanimously.** Official days are March 6th and 7th 2020.

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Consider Awarding Mowing Contract; a member from the crowd asked if the greens were supposed to be mowed. Kerby moved to table until additional information was discussed further by email, Link seconded the motion, ***Motion tabled for later discussion via email.***

Consider Approval of Expenditure for Exterior Lighting; Mrs. Anna Martinez gave a member comment. Link moved to approve the motion, Isaacs seconded the motion, ***Motion passed unanimously.***

Consider Approval of Historic Building Repairs Proposal; Mr. Steve Giblin gave a member comment. Link moved to approve the motion, Kerby seconded the motion, ***Motion passed unanimously.***

Consider Board Absence Approval; Sullivan was asked to give his reason of why he was out the last meeting, he was out of state on vacation. ***Approval did not pass 3 opposed, 1 abstained and 1 reclused himself.***

Consider Board Absence Approval; Link is asking in advance to miss 2 board meetings due to his job, he will be out Sept. and Nov. 2019. ***Approval passed 4 in favor, 1 reclused himself.***

Consider Approval of BISD Memorandum of Understanding; no member comments. Kerby moved to approve the motion, Isaacs seconded the motion, ***Motion passed unanimously as long as the date was added.***

Consider Entering into Facility Usage Agreement with Miss Annie's Straight Up Dance; Mr. Bill Herman gave a member comment. Link moved to approve the motion, Kerby seconded the motion, ***Motion passed 4 in favor, 1 against.***

Discuss: FY2020 Operating Budget.

OLD/UNFINISHED BUSINESS: None

NEW BUSINESS: 1 Report: Email Votes Taken, 1 Discussion: FY2020 Operating Budget, and 8 Action Items: 1. Consider Approval of Gun Club Lease Agreement, 2. Consider Approval of Fort Clark Days Support, 3. Consider Awarding Mowing Contract, 4. Consider Approval of Expenditure for Exterior Lighting, 5. Consider Approval of Historic Building Repairs Proposal, 6. Consider Board Absence Approval, 7. Consider Approval of BISD Memorandum of Understanding, and 8. Consider Entering into Facility Use Agreement with Miss Annie's Straight Up Dance.

ANNOUNCEMENTS: Dickman Lounge Margarita Night every Wednesday, August 27th Golf with the President 8:00 a.m. tee time, August 31st End of Month Golf Tournament 10:00 a.m., Sept. 2nd Labor Day Golf 10.00 a.m., Labor Day Weekend Closing weekend at the pool – OPEN GATE, Sept. 14th HillCrest Summer Golf Tournament 10:00 a.m., Sept. 27-29th Happy Cervantes Tournament. Any questions contact the director of your choice.

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

10:52 a.m.

RETURN TO OPEN SESSION: Oral Summary of discussion held:

12:42 p.m.

Legal matters, member matters, employee matters, financial matters were discussed. Consider: Accept renewal policy for our insurance with a premium of \$198,086.00, pay a down payment of \$47,127.48 with 12 installments of \$12,245.87; Link moved to approve the motion, Kerby seconded the motion, ***Motion passed unanimously.*** Consider: Impose an individual assessment to a recreational member who is a renter on the Fort. The total amount of the assessment \$570.00. Which encompasses damages sustained as a result of a vehicular accident. All the cost associated to clean up. \$200.00 is the maximum imposable individual assessment that the board is authorized to do in the Declarations. Link moved to approve the motion, Isaacs seconded the motion, ***Motion passed unanimously.*** Link made a motion for the board to take a vote to consider to terminate the contract of Richard Lawrence for cause; Kerby moved to approve the motion, Isaacs seconded the motion, ***Motion did not pass 4 in favor, 1 against.*** Director on call for this month is Secretary – Charles Kerby and back up is Treasurer – Debbie Isaacs.

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on Wednesday September 18, 2019, at 9:30 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT:

12:47 p.m.

Charles Kerby - Secretary