

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

September 16, 2020



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Wednesday, September 16, 2020, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:30 a.m. by President Sandee Hagen. The following directors constituted a quorum: President Sandee Hagen, Vice-president Dustin Smith, Treasurer Bill Herman, and Director ReAnna Hay. Also present was Executive Officer/General Manager, Alan Peterson and Executive Secretary, Julie Moreno. Secretary Robert Mumme was unable to attend and his absence was excused by vote of the Board of Directors.

President Sandee Hagen asked for a volunteer to say the invocation. Katie Brown volunteered.

APPROVAL OF MINUTES from Regular Board Meeting on August 19, 2020. Motion to Approve - Director ReAnna Hay; 2nd Vice President Dustin Smith. **Motion Approved Unanimously, Less 1 Director absent.**

SECRETARY'S REPORT: None.

TREASURER'S REPORT: Treasurer Bill Herman reported that as of September 16, 2020, Gross Profit for August, 2020 is \$194,247.80, Expenses \$244,220.67, Net Income Loss -\$49,972.87. Las Moras Gross Profit is \$1,773.01, Expenses \$1,490.84, Net Income of \$282.17. Restricted Fund Net Income is \$3,072.89. Profit and Loss for Fort Clark Springs, October through August, 2020, is Gross Profit \$2,001,972.89, Expenses \$2,291,222.59, Net Loss -\$292,518.18. Profit and Loss for Las Moras, October through August, 2020, is Gross Profit \$21,350.47, Expenses \$28,590.82, Net Loss -\$7,225.25. Restricted Fund, October through August, 2020, Bank Balances Texas Community Bank Checking \$42,142.80, Credit Card \$68,301.64, Money Market \$8,593.67. Bank & Trust Bank Balances Las Moras \$584.28, Restricted \$371,441.54, General \$230,480.45, Historical \$6,745.30, Tax \$38,738.35. Member Services Board Report for August, 2020, Lot Sales \$7,000.00, Transfer Fees \$1,800.00, ReSale Certificate Fee \$100.00, Total \$8,900.00. Collections Board Report for August, 2020, Payment Plan Regular M&R \$1,290.00, Delinquent Notice Membership \$9,360.00, Delinquent Notices FRM \$1,040.00, Total \$11,690.00. **Motion to Approve by ReAnna Hay, 2nd Dustin Smith, Motion Approved Unanimously, Less 1 Director absent.**

EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported staff changes in Administration. Sherry Neuman is now Events Coordinator and Allison Sanchez is Accounts Payables/Receivables. All department managers have action plans to work on for the next month. Landscaping contract has expired and we are now hiring in-house for a Landscaper Supervisor and Crew Member. The trapping of deer ends on September 30th. We will be looking at ways to do the trapping in-house in the future. State Fair of Texas is hosting a virtual Fair September 25-October 18. We will be participating in this. Other events coming are an Employee Picnic on September 28, Golf Cart Parade on October 30, 1st Annual Holiday Arts & Crafts Fair on November 7.

COMMITTEE REPORTS:

Airport Committee –: No Report.

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

September 16, 2020

Architectural Committee – Joe Alackness, (Chairman): Architectural Committee is meeting weekly. Violation letters went out with assessments to go on accounts for non-compliance. ARC has been working with maintenance on the clean-up of properties. Contact ARC if members cannot afford to clean-up to do the maintenance. There are different organizations that can help. New email: ARCFortClark@apple.com.

Golf Committee – Katie Brown: Shrimp Boil brought in \$8,600.00. The Committee bought valves, asphalt, flag sticks and cups. \$4,600.00 was raised for the family of a deceased employee. The Committee awarded two \$1,000.00 scholarships for the BISD Seniors. October 17th will be the 1st Ladies Las Moras Tournament. October 31st will be the Halloween Tournament which is co-sponsored with KCCA (Kinney County Church Alliance), which feeds seniors and families along with helping families in emergency situations. This is the only fundraiser KCCA will do and it helps the costs for one year. A reminder from President Sandee Hagen for the Golf Committee to review and update the By-Laws for the Golf Committee.

Preservation Committee - President Sandee Hagen for Linda O'Brien: The Preservation Committee is waiting for the Commissary to dry out. MK will be starting work soon. The stone walls have been completed with two areas near the empty saddle, cemetery and the motor pool.

Recycle Committee - Helena McBride: August shipment made \$277.00. Waste Management Truck was \$564.42 based on February and August shipments. Working with Philip to see if there is another way to ship. We will be sending cardboard off soon and that will be a positive sum. Cat food cans are aluminum.

Las Moras Restoration Project - Helena McBride: (From Chris Hale, Committee Chair.) A Grant application was submitted last month seeking funding for detailed engineering analysis for the structural repair to the pool and spring enclosure. This will include cost estimates. Las Moras Historical Marker has been repaired. Kinney County Historical Commission and Fort Clark Historical Society are working together to find an optimum location to avoid repeated vandalism and maximizing visibility.

COMMUNITY COUNCIL REPORT – Kathi Warm: Community Council had its first meeting of the fall on September 12th. October 3rd will be Creekside Patio Cleanup. Volunteers are welcome. 8 to 11 a.m. with a light lunch following. Next cleanup will be in Unit 15 in November. Honor Society High School Students may be asked to help. The November movie will be inside and possibly have two showings.

OLD/UNFINISHED BUSINESS:

Action Item 1: 2020-2021 Assessment Recommendations. The recommended assessment increase was based on CPI (Consumer Pricing Index). The assessment would be for \$1.00, which is for 2 years. Increase will be in effect October 1, 2020. Directors' Comments. Members' Comments. EO/GM Alan Peterson made a comment on the equipment. We are spending more to keep it up than what it would cost for new equipment. **Motion for assessment increase of \$1.00 per membership by Treasurer Bill Herman. Vice President Dustin Smith 2nd. Motion passes - 3 for and Director Reanna Hay against, less one absent Director.**

EMAIL VOTES: Approval of Esten Mullins to the Airport Committee. Email votes passed unanimously.

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

September 16, 2020

EMAIL VOTES: Credit Card Convenience Fees. FCSA pays thousands of dollars in credit card fees. This vote was for the members to start paying the credit card convenience fees. This will be added to the assessment. This will be starting October 2020. **Treasurer Bill Herman Motioned for the credit card convenience fee to be paid by memberships. Director ReAnna Hay 2nd. Motion passed unanimously, less one absent Director.**

NEW BUSINESS/ACTION ITEMS:

Action Item 1: Create Ad Hoc Financial Advisory Committee. Directors all agreed with the Executive Officer and General Manager that we do not need a Financial Committee at this time. Member comments. **Motion was made to not have an Ad Hoc Financial Advisory Committee by Treasurer Bill Herman. Vice President Dustin Smith 2nd. Motion passed unanimously, less one absent Director.**

Action Item 2: Approve Employee Health Insurance Policy for 2020-2021. This item is tabled until the Directors receive all the information from Troy Persyn. **Treasurer Bill Herman Motioned for this item to be tabled. Vice President Dustin Smith 2nd. All Directors voted unanimously, less one absent Director.**

Action Item 3: Approve Budget for Fiscal Year 10/2/2020 to 9/30/2021. Executive Officer/General Manager Alan Peterson reported on the new Budget. He looked at the 2018-2019 Actuals and listed previous budgeted amounts. 2018-2019 \$2,233,669.00, 2018-2019 \$2,437,009.00, 2019-2020 \$2,517,732.00, and 2020-2021 \$2,522,000.00. Expenses with payroll being the largest expense - 2017-2018 \$1,133,000.00, 2018-2019 \$1,058,750, 2019-2020 \$1,102,209, 2020-2021 \$1,169,600. Electricity will be a little bit lower. We are not using as much and have some deals to lower costs. Insurance will be a major increase for this year. Total Expenses for 2017-2018 \$2,683,716.00 for a loss of -\$450,000.00, 2018-2019 \$2,659,810 for a loss of -\$222,000.00, 2020-2021 \$1,387,000.00. This will be a tight budget after looking at the last five years of history. Each department will have a monthly budget. There is a plan to open a restaurant at Creekside. Directors' Comments. Board of Directors will monitor and review every quarter. **Treasurer Bill Herman Motioned to accept the newly proposed Budget. Vice President Dustin Smith 2nd. Motion passed unanimously, less one absent Director.**

RECESSED TO BREAK: 10:43 AM

RECONVENE TO REGULAR SESSION: 10:49 AM

Action Item 4: Approve Election Committee Members. President Sandee Hagen reported that one member has come forward to submit their name to be on the Committee. Six others are interested. President Sandee Hagen **Motioned to pause for action on this Committee until they have interviewed the others who are interested. This will be an email vote. Vice President Dustin Smith 2nd. Motion passed unanimously, less one absent Director.**

Action Item 5: Money Market Account Changes. This account is dormant and has \$8,593.61 in the account. Directors discussed if they should leave in the money market account and reactivate it or move the money to a Texas Community Bank account. Directors' Comments. **Vice President Dustin Smith Motioned to maintain and reactivate the money market account with \$100.00 per month. Director ReAnna Hay 2nd. Motion unanimously, less one Director absent.**

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

September 16, 2020

ANNOUNCEMENTS: Vice President Dustin Smith reported on the Hunt stating the trapping brought in \$26,075.00 for the year. With the trapping and last winter's hunt, the Fort made \$116,000.00 total for 2019-2020.

ADJOURN to Executive Session: Member Issues 11:05 AM

RECONVENE TO REGULAR OPEN SESSION: 12:18 PM
President Sandee Hagen reported that during Executive Session Directors talked about member issues. The next regular meeting will be held Wednesday, September 16, 2020 at 9:30 AM in the Boardroom. Treasurer Bill Herman made a motion to adjourn. Vice President Dustin Smith seconded the motion. **Motion passed unanimously, less one absent Director.** Meeting was adjourned at 12:20 PM.

NEXT REGULAR BOARD MEETING: Wednesday, October 21, 2020, Fort Clark Boardroom, 9:30 PM. Seating will remain the same unless notified that there are changes with the COVID-19.

ADJOURNMENT: 12:20 PM

Board of Director