



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Wednesday, December 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, Treasurer Bill Herman, and Director ReAnna Hay. Also present was Executive Officer/General Manager, Alan Peterson and Executive Secretary, Julie Moreno. Vice-President Dustin Smith and Secretary Robert Mumme were unable to attend and their absence was excused by vote of the Board of Directors.

APPROVAL OF MINUTES from Regular Board Meeting on November 18, 2020. **Motion to Approve Minutes by Treasurer Bill Herman; 2nd Director ReAnna Hay. Motion Approved Unanimously, Less 2 Directors absent.**

SECRETARY'S REPORT: Letter received from Broker, Warren Blesh, Assured Partners of Texas, LLC. Warren will be retiring. Dwayne Baker and Larissa Abshire will be taking his place. **Motion to Approve Secretary's Report by Director ReAnna Hay; 2nd Treasurer Bill Herman. Motion Approved Unanimously, Less 2 Directors absent.**

TREASURER'S REPORT: Treasurer Bill Herman reported Daily Balances for Texas Community Bank - Checking \$41,914.67, Credit Card \$195,890.41 and \$8,793.89. Daily Balances for Bank & Trust - Las Moras \$693.09, Restricted \$367,314.44, General \$277,516.10 and Historical \$474.90. Motel Revenue for November, 2020 \$23,275.00. Member Services for November, 2020 - Lot Sales, Transfer Fees, ReSale Certificate Fee \$2,550.00. Fort Clark Springs Profit & Loss for November, 2020 - Gross Profit \$187,073.02, Expenses \$200,153.28, Net Loss -\$13,080.26. Fort Clark Springs Profit & Loss for October through November, 2020 - Gross Profit \$477,785.42, Expenses \$419,906.10, Net Income \$57,879.32. Las Moras Profit & Loss for November, 2020 - Gross Profit \$934.16, Expenses \$851.95, Net Income \$82.21. Las Moras Profit & Loss for October through November, 2020 - Gross Profit \$2,215.54, Expenses \$2,214.83, Net Income \$.71. Fort Clark Springs Restricted Fund Profit & Loss for November, 2020 - Total Income \$5,258.45, Expenses \$3,729.19, Net Income \$1,529.26. Fort Clark Springs Restricted Fund Profit & Loss for October through November, 2020 - Total Income \$10,449.65, Expenses \$5,685.38, Net Income \$4,764.27. Fort Clark Springs Net Income Before Estimated Bad Debts and Depreciation for November, 2020 - Net Income (Loss) - \$12,086.69, Depreciation \$11,730.75, Bad Debt Expense \$22,923.60, Net Income Before Estimated Bad Debts & Depreciation \$22,567.66. Fort Clark Springs Breakdown of Restricted Fund November, 2020 - Restricted Fund Balance \$364,537.35, Letter of Credits Guarantee \$152,000.00, Amounts Owed to Preservation Fund \$22,589.71, Available to Fort Clark Springs \$189,947.64. **Motion to Approve Treasurer's Report - Director ReAnna Hay; 2nd Treasurer Bill Herman. Motion Approved Unanimously, Less 2 Directors absent.**

EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported that RV Park and Motel are doing very well. We recently had 4 motels room remodeled, making that 13 rooms completed. It's been a very good month and we are right on budget. Lighted Christmas Tree in Rendezvous Park Donations were made by Stan and Jan Metcalf, Kinney County Post; Jim Hamelin, MK Builders; Chad Potts, NetPro1; Kurt and Mary Partlow; and an anonymous donor. Other donations - Mr. and Mrs. Knoepper donated books and cookbooks to the Adult Center Library; Sherry Neuman and Maintenance put all the decorations up around the Fort including the float that was part of the Frontier Christmas Parade; Robert Mumme for the Christmas Decorations plus the wood to make the candy canes; and the Garden Club

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decorated the Adult Center. Kids Christmas Craft Party went well with 25 children and their parents. Member Services has addressed 95% of delinquent accounts. Information will be forwarded to the legal team for follow-up. Golf Course needs are being addressed. A full audit of computer equipment will be done. Maintenance has addressed the tree trimming. Hunt revenue surpassed budget expectations by \$6,000.00.

COMMITTEE REPORTS:

Airport Committee: None

Architectural Committee: None

Golf Committee – President Sandee Hagen for Katie Brown: Written report from Katie Brown. The Kinney County Church Alliance/Halloween Tournament netted \$3,369.00 for the Alliance. Amanda Simmons Tournament raised \$3,700.00 for the Simmons' family towards medical expenses. The next tournament is the Las Moras Tournament in March, 2021.

Preservation Committee: None

Recycle Committee - Helena McBride: 39 bales of cardboard were picked up. We will receive about \$1,500.00. Recycling will be closed Christmas Eve and New Year's Eve and will reopen day after Christmas and New Year's.

Las Moras Restoration Project - Helena McBride: The signs at the pool have been moved per EO/GM Alan Peterson. The engineer's report will be available in a few weeks regarding the pool.

Election Committee - Memo Guzman: Mr. Guzman passed out a list of important dates. Application for the Board of Director positions need to be turned in by January 4th, 2021.

By-Laws Committee - Memo Guzman: Committee is having a discussion on finalization of the By-Law changes.

COMMUNITY COUNCIL REPORT - Sandee Hagen: Two movies were scheduled for the Post Theater. Please follow CDC Guidelines and use caution. COVID-19 testing is today until 4:00 p.m.

OLD/UNFINISHED BUSINESS:

Action Item 1: Approve Declaration Revision. Any changes made to the declaration will be approved by the membership in the spring ballot. Changes will be available and included with the ballot. Vice President Dustin Smith has revised the language to the declaration. President Sandee Hagen read the changes to the Declaration. Director Comments. Member Comments. **Motion was made to pass the Declaration as written for Members to vote on by Director ReAnna Hay; 2nd Treasurer Bill Herman. Motion passed unanimously, less two absent Directors.**

EMAIL VOTES: Approval for Commissary Proposal. Stone and brick repair on the Commissary Building. Cost of labor including insurance is \$4,500.00. **Motion passed unanimously.**

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NEW BUSINESS/ACTION ITEMS:

Action Item 1: Approve Discussion ByLaws Changes. The language has not been finalized. Committee should send in their final changes. Workshop will be set up between the Committee and the Board of Directors. Members will be able to attend. Director Comments. Member Comments. **Motion was made to table this action until final draft by the Committee by Director ReAnna Hay; 2nd Treasurer Bill Herman. Motion passed unanimously, less two absent Directors.**

ANNOUNCEMENTS: Christmas Hours will be posted and sent out in Dispatch. Two Christmas Movies will be held at the Post Theater.

ADJOURN to Executive Session: Employee Issues 10:41 AM

RECONVENE TO REGULAR OPEN SESSION: No votes or decisions were made. Discussion only on personnel issues. 12:03 PM

NEXT REGULAR BOARD MEETING: Wednesday, January 20, 2021, Fort Clark Boardroom, 9:30 AM. Seating will remain the same unless notified that there are changes with the COVID-19.

ADJOURNMENT: 12:52 PM
Treasurer Bill Herman made a Motion to Adjourn; 2nd Director ReAnna Hay. Motion passed unanimously, less two absent Directors. Meeting was adjourned at 12:03 PM.

Board of Director