

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

March 17, 2021



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Wednesday, March 17, 2021, 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.

APPROVAL OF MINUTES from Regular Board Meeting on February 25, 2021. There was one correction made. Director ReAnna Hay recused herself on the approval of an Airport Agreement for a Member that is selling his private property, including a hangar, to freely access the airport and hangar. **Motion to Approve Minutes with the Correction by Treasurer Bill Herman; 2nd Vice President Dustin Smith. Motion Approved Unanimously, Less 1 Director absent.**

SECRETARY'S REPORT: President Sandee Hagen read three cards: 1 each from David Castillo, Madeleine Ducharme, and Tori Sandaval of the Kinney County Junior Livestock Program, thanking Fort Clark for the donation to help them show their animals. Vice President Dustin Smith made a comment to thank Executive Director/General Manager, Alan Peterson, for the donation. Vice President Smith also pointed out the Community Council donates to this cause as well.

TREASURER'S REPORT: Treasurer Bill Herman reported the Motel Revenue for February 2021 - \$7,423.00. Member Services Board Report includes Lot Sales, Transfer Fee, ReSale Certificate Fee for the month of February 2021 - \$5,725.00. Breakdown of Restricted Fund for February 2021 - Restricted Fund Balance \$366,606.76, Letter of Credit Guarantee \$152,000.00, Amount Owed to Preservation Fund \$8,628.31, Available to Fort Clark Springs Association \$205,978.45. The February 2021 Profit & Loss for Fort Clark Springs - Gross Profit \$157,072.65, Expenses \$225,261.06, Net Income Loss -\$68,218.41. The October 2020 through February 2021 Profit & Loss for Fort Clark Springs - Gross Profit \$1,019,878.71, Expenses \$1,083,513.15, Net Income/Loss -\$63,634.44. The February 2021 Profit & Loss for Fort Clark Springs Restricted Fund - Gross Profit \$5,180.00, Expenses \$1,956.19, Net Income \$3,223.81. The October 2020 through February 2021 Profit & Loss for Fort Clark Springs Restricted Fund - Gross Profit \$25,916.80, Expenses \$9,780.90, Net Income \$16,135.90. The February 2021 Profit & Loss for Las Moras Corporation - Gross Profit \$901.32, Expenses \$657.13, Net Income \$244.19. The October 2020 through February 2021 Profit & Loss for Las Moras Corporation - Gross Profit \$4,861.14, Expenses \$5,244.15, Net Income Loss -\$383.01. Bank balances for Texas Community Bank for 3/16/2021 - Checking \$41,574.71, Credit Card \$151,949.80, and Money Market \$9,094.11. Bank balances for Bank & Trust for 3/16/2021 - Las Moras \$1,242.95, Restricted \$370,709.90, General \$252,569.41, and Preservation \$3,712.40. Fort Clark Springs Net Income Before Estimated Bad Debts and Depreciation for February, 2021 - Net Income Loss -\$48,152.93, Depreciation \$11,876.22, Bad Debt Expense \$22,887.20, Net Income Before Estimated Bad Debts & Depreciation -\$13,389.51. Fort Clark Springs Net Income Before Estimated Bad Debts and Depreciation for October 2020 through February, 2021 - Net Income Loss -\$43,568.96, Depreciation \$59,381.10, Bad Debt Expense \$114,099.60, Net Income Before Estimated Bad Debts & Depreciation \$129,911.74. Director Comments. **Motion to Approve Treasurer's Report - Director ReAnna Hay; 2nd Vice President Dustin Smith. Motion Approved Unanimously, Less 1 Director absent.**

EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported revenue is down because of the snow and ice. The expenses are up because of clean-up. A punch list has been

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made for all areas needing work. The motel list is extensive. A final report for the Board is being prepared so that an action plan can be made and how we can improve. The Property Management Systems I have been researching to get us online reservations for RV Park and Motel will allow us to get reservations from anywhere in the country as well as manage it. This will get us more revenue management ability. All the software I have researched will do basically the same thing, but the key is to find the ones that will communicate with the other. We have to also get the RV Park and Motel up with Marketing. We have an amazing volunteer effort. The volunteers have cleaned up the park and some of the vacant lots. We have a lot of donations for the Easter Egg Hunt on Saturday, April 3rd. Everyone in Kinney County is invited. I had the first town hall meetings on March 4th and March 6th. About 70 people attended. The meetings were very productive. We will plan on having these town hall meetings once every quarter with the next one being in June. We are working on Dickman Hall. I will be doing a punch list for every community building on the Fort. President Sandee Hagen asked how the repairs were going with the leaks from the winter storm? Most of the leaks were at the Golf Course. It wasn't as bad as what it could have been.

COMMITTEE REPORTS:

Airport Committee: None

Architectural Committee - by President Sandee Hagen for Phoebe Bordelon: It was a slow February with the weather, so permit requests were down. We only had 2 permits requiring variances from the Board of Directors. Reminder - it's really important to include a survey style drawing with your permit request, especially if you are adding, expanding, or changing the footprint of any structures on your lot(s). The drawing(s) should include all applicable dimensions, setbacks, property lot lines, etc. If you are unsure of the setbacks, please reference the CC&R's link located in the Documents link under the Fort tab on the website.

Golf Committee – President Sandee Hagen for the Golf Committee: The Golf Committee redid the signs for the tee boxes. They paid for the cement for the posts as well as paid for and built the tee box signs. This weekend the Golf Committee is putting on the Las Moras Golf Tournament. There is a full complement of 54 teams signed up. Sponsors for the tournament fund the \$1000.00 scholarships that will be awarded in the Spring. Thank you to all the volunteers who have committed to provide desserts for the catered meal on Saturday night and to all the volunteers who will be serving. A special thank you also to the volunteers who will man the holes for the hole in one and closest to the pin. This is our biggest tournament and all who support behind the scenes are greatly appreciated.

Preservation Committee - Linda O'Brien: Dickman Hall repairs are half completed. Dickman Hall's evaluation from the Kinney County Historical Society is upgraded. The Commissioner's Court and School Board have approved the upgrade. MK to provide bid for front door replacement. The 25% discount has been reinstated. A stone and retaining wall has fallen at Seminole Hall. Preservation is in the process of obtaining a quote from the same person who repaired the Commissary. The metal handrail in the middle of the stairs needs to be replaced with something more appropriate.

Recycle Committee - Helena McBride: We received a Certificate of Recognition from Texas Recycling. Fort Clark has recycled 36 tons in 2020. We received a check for January for \$362.00, truck fee \$500.00, we owe \$174.00. Recycle will be closed March 27th for the Annual Meeting.

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Las Moras Restoration Project - Helena McBride for Chris Hale: We received the JQ Engineering Detailed Assessment of needed repairs for the pool. The Committee is meeting this evening to map out the recommended path forward. We are getting bids for the most urgent items which are the sinking sidewalk and failing wall near the large pump and pipe apparatus. We have received responses for potential funding for these repairs. We should have firm recommendations to Mr. Peterson soon for this specific repair. The report lists a dozen categories of repair. The most important repair is the pool drainage system which costs an estimate of \$140,000.00. The total costs for all recommended repairs is about \$400,000.00. We have begun to coordinate a meeting with Texas Parks and Wildlife and with the Texas Historical Commission. They are interested in helping us with support for Eco and History Tourism promotions and also for Historic Building Preservation.

By-Laws Committee - Travis Huey: At the last Board meeting, the Committee put together a presentation on the changes that were talked about. The next step was to take questions to the attorney. President Sandee Hagen reminded Travis Huey of the questions the Committee was supposed to form and present to the Board to ask the attorney. Vice President Dustin Smith reported that he has researched the 67%. If Fort Clark had not changed the declaration, the 67% would have been grandfathered in. Since the declaration was changed, we will have to abide by the 67% of the ballots mailed. 2012 revision to Property Code 209 makes the By-Laws a declaratory instrument. The By-Laws should be changed to reflect the Declaration. We cannot amend the colonial lots out of the vote. The question is how do we change the By-Laws and Declaration? This will require a review at some point. Vice President Dustin Smith suggests to the Committee to check with other Colonius Associations within the state, then ask the Community Council to write a letter to the legislature along with other Associations in the State to change the law about voting and the 67%. Linda O'Brien asked Vice President Dustin Smith if he would like to be a part of the By-Law Committee since he will no longer be on the Board of Directors? Vice President Dustin Smith agreed.

COMMUNITY COUNCIL REPORT: Kathi Warm reported that Community Council met last Saturday. Fort Clark Days 2022 will be March 4 - 5, 2022. The Committee is having their first meeting Thursday, March 25th at 6:00 p.m. in the Adult Center. Volunteers are needed to help. Students from Secretary Robert Mumme's video class at Lytle High School did a film called Is Living History a Dying Art. The class was runner's up in the Young Filmmakers State Finals on March 12, 2021. The video was taken at Fort Clark Days in March, 2020. The Community Council is looking for sponsors for the movies. No movies will be shown in April because of COVID-19. Two movies will be shown Memorial Weekend, May 29 and May 30 at the Amphitheater. No movies will be shown in June, but are planning a July movie. We are a non-profit organization and therefore we cannot charge for the movie. All our money comes from donations and snack sales. Each movie costs \$205.00 for outdoor movies and \$110.00 for indoor movies. We are also in need of volunteers.

OLD/UNFINISHED BUSINESS: None

EMAIL VOTES: None

NEW BUSINESS/ACTION ITEMS:

Action Item 1: Approval of Greens Mower for Golf Course. This item needs to be tabled as Cash Letsinger's estimates are too high. The General Manager Alan Peterson is requesting more bids. Toro has donated a mower for this weekend. Member Comments. **Motion was made to table this item until the General Managers has more bids by Vice President Dustin Smith; 2nd Director Bill Herman. Motion passed unanimously, less one absent Director.**

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Action Item 2: Approval of Golf Now Point of Sale System. This system will put our Golf Course online for reservations. This is for a trade out basis which gives Golf Now green tee times that they will sell. We will not have to pay them anything. This will also give us outside marketing with a golf website. This system will take three months to get started. Director Comments. Member Comments. **Motion was made to Approve the Golf Now System as presented, by Vice President Dustin Smith; 2nd Treasurer Bill Herman. Motion passed unanimously, less one absent Director.**

Action Item 3: Approval of Special Projects Committee for Anniversaries of the Fort (50th, 75th, 150th). The three anniversaries are the start of Fort Clark Springs Association 50th Anniversary, Decommissioning of Fort Clark 75th Anniversary, and the start of Fort Clark 150th Anniversary. President Sandee Hagen suggested putting out a dispatch to see if anyone would be interested in being on the Anniversary Committee. Director Comments. Member Comments. **Motion was made to Approve the General Manager and his Staff to put out a Dispatch and Recruit a Committee to help the Association put work on Celebration Planning of the Anniversaries by Vice President Dustin Smith; 2nd Director ReAnna Hay. Motion passed unanimously, less one absent Director.**

Action Item 4: Approval of Light Repair - Spring and Pool. Our estimate for repairing the lights at the Spring and Pool is \$16,000.00. We can possibly incorporate this into pool repairs. General Manager Alan Peterson suggests this be tabled until we have the final approval at the pool. This can possibly be slid in with the Las Moras Restoration Project. The cloth wiring is over 50 years old. Director Comments. Member Comments. **Motion was made to Table the Light Repair until final Approval by Treasurer Bill Herman; 2nd Vice President Dustin Smith. Motion passed unanimously, less one absent Director.**

ANNOUNCEMENTS: Easter Egg Hunt, April 3rd, 10 AM, Rendezvous Park, Kinney County Residents. ReAnna Hay, Dustin Smith and Sandee Hagen thanked everyone for the support that has been shown through this difficult year by the Members, the Committees, General Manager Alan Peterson, Secretary Julie Moreno and the Staff at Fort Clark Springs.

ADJOURN to Executive Session: Member Issues 10:56 AM

RECONVENE REGULAR OPEN SESSION: 12:28 PM

NEXT REGULAR BOARD MEETING: Wednesday, April 21, 2021, Fort Clark Boardroom, 9:30 AM. Seating will remain the same unless notified that there are changes with the COVID-19.

NEXT ANNUAL MEETING: Saturday, March 27, 2021 at 10:00 a.m. at Post Theater.

ADJOURNMENT: Treasurer Bill Herman made a Motion to Adjourn; 2nd Vice President Dustin Smith. Motion passed unanimously, less one absent Director. Meeting was adjourned at 12:29 PM.

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