

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Monday, August 30, 2021



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Monday, August 30, 2021 (rescheduled from Saturday, August 21, 2021), in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by President Travis Huey. The following directors constituted a quorum: President Travis Huey, Vice President Linda O'Brien, Treasurer Bill Herman, and Director Memo Guzman. Secretary Robert Mumme participated in this meeting through Zoom. Also present was Executive Officer/General Manager, Alan Peterson and Executive Secretary, Julie Moreno.

APPROVAL OF MINUTES from Regular Board Meeting on July 17, 2021. **Motion to Approve Minutes by Treasurer Bill Herman; 2nd Vice President Linda O'Brien. Motion Approved Unanimously.**

SECRETARY'S REPORT: Secretary Robert Mumme read a letter from Shawna Fague, Brackettville Housing Authority, thanking Fort Clark Springs Association for the support we gave on National Night Out 2021.

TREASURER'S REPORT: Treasurer Bill Herman reported the Motel Revenue for July, 2021, is 485 guests with a total of \$29,902.00. Member Services Board Report is Transfer Fee \$3,450.00, ReSale Certificate Fee \$75.00 for a total of \$3,525.00. Collection Board Report shows a total for July, 2021 - \$16,790.00, June 2021 - \$15,501.00, and July, 2020 - \$13,820.00. Delinquent Notices - Percentage of payments received is 69%, FRM Delinquent Notices - Percentage of payments received is 73%. Net Income Before Estimated Bad Debt and Depreciation - Net Income Loss for July, 2021 -\$79,398.34, Depreciation \$11,876.12, and Bad Debt Expense \$25,940.40 which equals the Net Income Before Estimated Bad Debts and Depreciation -\$41,581.82. October, 2020 through June, 2021 is Net Income Loss -\$341,606.73, Depreciation \$118,762.20, Bad Debt Expense \$230,815.80 which equals the Net Income Before Estimated Bad Debts and Depreciation \$7,971.27. Breakdown of Restricted Fund - Available to Fort Clark Springs Association \$232,602.77. Fort Clark Springs Profit and Loss for July, 2021 - Gross Profit \$189,231.17, Total Expenses \$268,629.51, Net Income Loss -\$79,398.34. Profit and Loss for October, 2020 through July, 2021 - Gross Profit \$1,888,040.35, Total Expenses \$2,231,864.90, Net Income Loss -\$343,824.55. Fort Clark Springs Balance Sheet for July, 2021 - Total Bank Accounts \$403,679.02, Total Current Assets \$375,672.37, Total Assets \$1,179,853.78. Total Accounts Payable \$34,960.92, Total Current Liabilities \$190,400.44, Total Liabilities \$389,485.05, Total Liabilities and Equity \$1,179,853.78. Fort Clark Springs Restricted Fund for July, 2021 - Gross Profit \$5,927.60, Total Expense \$1,956.16, Net Income \$3,971.44. Fort Clark Springs Restricted Fund for October, 2020 through July, 2021 - Total Income \$52,511.20, Total Expense \$21,522.74, Net Income \$30,988.46. Las Moras Profit and Loss for July, 2021 - Gross Profit \$5,492.51, Total Expenses \$7,035.47, Net Income Loss -\$1,542.96. Las Moras Profit and Loss for October, 2020 through July, 2021 - Gross Profit \$17,550.28, Total Expenses \$21,396.42, Net Income Loss -\$3,846.14. Bank Balances For Texas Community Bank from August 27, 2021 - Checking \$46,163.37, Credit Card \$178,225.83, Money Market \$9,294.99. Bank Balances for Bank & Trust from August 27, 2021 - Las Moras \$645.58, Restricted \$398,612.61, General \$160,539.45, Preservation \$474.90. Total for both Texas Community and Bank & Trust - \$793,956.73. Director questions and responses.

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EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported that we have ceased using the accounting/bookkeeping company in Del Rio. We are now using Melinda Korczynski with Coleman, Horton & Company in Uvalde. They are experts with Quickbooks Online which we have converted to. He is working on the budget right now. Our expenses and payables are consistent. The pool has been a success. The Duck Inn has not shown a profit but it has been positive for the Fort and we will build for the future. Sherry Neuman and her staff have been doing a really good job. The biggest improvement is The Barracks Inn. Twenty-four rooms have been remodeled. One has been converted to concessions. The ice machine is working in the concession area. We have 13 rooms still remaining to be remodeled. We have not started to remodel any other rooms because DPS is here. We have 12 to 20 rooms being occupied for the next three to six months. This will give our cash flow a positive effect. We have outfitted most of the rooms with new dressers, flat screen tv's, microwaves and refrigerators. We cannot take any rooms out of service with this many rooms contracted out. The internet at the RV Park is going in. David Bitter and his staff are almost finished painting and putting numbers on all the electrical units. We now have a state biologist here. There will be an article about her in the next Fort Clark Dispatch. She has office space in the Adult Center. We have raised our rates for the Hunt. There will be no hunting north of Scales Road this year. As of today, August 30, 2021, we have brought in \$33,050.00. This is compared to last year with August and September combined, the amount was \$12,700.00. Las Moras is not doing what we would like it to because this being the slow time of the year. Our landscape crew is back to full staff. Golf is online with GolfNow. This week we will have installed Protel, Property Management System, for the RV Park, Motel and Campground. This will give us online reservations. Concierge Plus (HOA) training will begin Thursday. We are still looking for inventory for the Radios from NetPro1. We are still short six refrigerators for the Motel. The Budget for 2021/2022 has started. Gaby in Member Services had a daughter. Congratulations to Gaby Talamantes. Director Comments and Questions.

COMMITTEE REPORTS:

Airport Committee: None.

Architectural Committee: None, due to the committee being temporarily suspended.

Golf Committee - by Secretary Robert Mumme for Katie Brown: Our Cajun Bash Golf Course fundraiser raised \$4,539.61. The First Annual Couples Golf Tournament was held on August 14 with a total of 10 couples. Hillcrest cancelled their tournament for the second time. The End of Month Tournament is scheduled for August 28th. Kinney County Church Alliance Tournament is on September 4th with a \$10 entry fee. On September 25th and 26th the Happy Cervantes Tournament will be held. There will be a practice round on Friday, September 24th. The Golf Committee has reinvested in several projects for the golf course: \$1,010.64 for hole signs on the tee boxes, \$1,065.12 for the first load of silica sand and \$953.00 for a second load of sand used to sand the greens which have been aerated, and a \$1,000.00 scholarship was awarded to Ellie Lewis.

Preservation Committee - by Secretary Robert Mumme for Phil Coburn: The Committee continues its summer solstice, i.e. no meetings and minimal, if any, costly restoration or repair projects in an effort to accrue sufficient funds to at least begin exterior restoration of the hospital (adult center) in September. Hopefully, we will have enough funds to at least paint the center two story section in the correct color, i.e. gray. We will go from there as funds allow. I/We will certainly assess any other appropriate items that arise, but I hope to maintain our major focus and effort on the hospital (adult center).

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Recycle Committee - by Secretary Robert Mumme for Helena McBride: We received \$2,155.00 for the cardboard which was shipped in June. On August 12, 2021 we sent 40 boxes and four bales of plastic.

Las Moras Restoration Project - by Secretary Robert Mumme for Chris Hale: The Las Moras Restoration Committee has nothing new to report this month.

By-Laws Committee - by President Travis Huey: By-Laws Committee is still on hold pending an item you will see later in the meeting.

COMMUNITY COUNCIL REPORT: No Report. Meetings begin again in September, 2021.

OLD/UNFINISHED BUSINESS:

Tabled Item 1: Rules & Regulations Change - Dogs Barking. This would follow Action Item 2. Continue to table this item.

Tabled Item 2: New Lease for Wastewater Treatment Area. President Travis Huey reported at the last City Council Meeting, the City and the Utility District decided to meet behind closed doors and discuss what they would like in the lease. We were not a part of that conversation. We have received their red lines to the document which they would like us to sign. At this time, we are still evaluating what we think is necessary to lease the irrigation system at the Golf Course to the Utility District and the City. We hope to come to a resolution by the end of the year. Continue to table this item.

EMAIL VOTES:

Email Item 1: Radios. The Board approved an amount in the last meeting to purchase radios. In the time when research was being done by a request, the radio bid increased by \$1,000.00. The new amount was taken to the Board and an email vote was cast to approve the additional \$1,000.00.

NEW BUSINESS/ACTION ITEMS:

Action Item 1: Memo Guzman's Excused Absence for the July 17, 2021 Board Meeting. Motion to Approve the Excused Absence by President Travis Huey. Motion Approved Unanimously.

Action Item 2: Remove Rules & Regulations from Dedicatory Status. In 2016, the Rules & Regulations were made a dedicatory instrument by a Board Resolution filed at the Kinney County Courthouse which takes those documents into dedicatory status. If this document stays a dedicatory instrument, we are required to have 66.7% of the vote of the lot owning members in order to change that document. The action item here would be to remove the Rules & Regulations from the Board Resolution as a dedicatory instrument. Director Comments. **Motion to remove the Rules & Regulations from a Dedicatory Status by Secretary Robert Mumme. 2nd Treasurer Bill Herman. Motion passed unanimously.**

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Action Item 3: Reinstating Reveille and Taps. Here is the proposed schedule: Monday 7:30 a.m. - Reveille, Friday 5:00 p.m. - Retreat, Friday (directly after Retreat) - National Anthem, and Friday 10:00 p.m. - Taps. Director Comments. **Motion to Table this Action Item until further notice by Secretary Robert Mumme. 2nd Vice President Linda O'Brien. Motion to table this item passed unanimously.**

Action Item 4: Hunt Guidelines. There will be no hunting East of Fort Clark Road and North of Scales Road this year, which will allow Members to have access at all times to the trails. This will be put in a Board Resolution moving forward. There will also be no bow hunting adjacent to paved roads at any time. Director Comments. Member Comments. **Motion to Table this Action Item until we receive more information and review of the language by Vice President Linda O'Brien. 2nd Treasurer Bill Herman. Motion to table this item passed unanimously.**

Action Item 5: Good Sam Membership. Good Sam is one of the preferred marketing for the RV Park. The proposal is for the Starter Bundle, which includes Weblinks, Email links and Social Media Links on goodsam.com. The Weblink will also be on the Mobile App. This also includes three photos and a Reservation Request Form which comes directly to the RV Park email. This does not include print. The price for this is \$2,895.00. To add the print option, it would be about \$1,000.00 more. This is for once a year. Director Comments. **Motion to accept the Good Sam Starter Bundle for \$2,895.00 by Vice President Linda O'Brien. 2nd Treasurer Bill Herman. Motion Approved Unanimously.**

Action Item 6: Las Moras Springs Conservation Association Digital Information - Sign Lease Agreement. The initial project for the Conservation Association is to install and maintain a digital sign that gives information on the Spring such as flow rate and historical data. With time, as more resources become available, the Conservation Association would like to look for more ways to support the Spring as needed and help the community more easily receive information on the Spring's condition and health. The proposal is to lease a piece of land across from Stripes Gas Station where the sign would be visible on Highway 90. The sign and the installation would be paid for by the Conservation Association. They must pay the electric meter, maintain the sign and the only information that would be on the sign would be about the Spring. The dimensions for the sign is 85" x 36", Multicolor Capable LED Display, Programmable, Scrolling or Stationary Capable, Weatherproof, Wireless Control, and Made in the USA. Director Comments. **Motion to Table this Action Item until we receive more information by Treasurer Bill Herman. 2nd Director Memo Guzman. Motion to table this item passed unanimously.**

ANNOUNCEMENTS: Members Concern and Questions. Director Memo Guzman stated that the Recycling Center, Museum and Sutler Store are in need of Volunteers.

ADJOURN to Executive Session: General Discussion 10:22 AM

RECONVENE REGULAR OPEN SESSION: 12:00 PM

We discussed in Executive Session the lawsuits initiated by RMWBH the following Property ID's through Kinney County CAD: 22253, 13137, 15526, 15688, and 14060. **Motion to Approve Initiation of the Lawsuits as Listed by Treasurer Bill Herman. 2nd Director Memo Guzman. Motion Approved Unanimously.**

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NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, September 18, 2021, Fort Clark Boardroom, 9:00 AM. Seating will remain the same unless notified that there are changes with the COVID-19.

ADJOURNMENT: Meeting was adjourned at 12:02 PM. **Motion made to Adjourn Meeting by Treasurer Bill Herman. 2nd Director Memo Guzman. Motion Approved Unanimously.**

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