

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, February 19, 2022



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, February 19, 2022, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:03 a.m. by President Travis Huey. The following directors constituted a quorum: President Travis Huey, Vice President Linda O'Brien, Secretary Robert Mumme, and Director Memo Guzman. Also present were Executive Officer/General Manager, Alan Peterson and Executive Secretary, Julie Moreno. Treasurer Bill Herman was absent.

APPROVAL OF MINUTES from Regular Board Meeting on January 15, 2022. **Motion to Approve Minutes by Secretary Robert Mumme; 2nd by Vice President Linda O'Brien. Motion Approved Unanimously.**

SECRETARY'S REPORT: Secretary Robert Mumme read a complaint by Kathy Everroad, Unit 3. Her complaint stated that we are desperately trying to find out why Unit 3 is being so run down and nobody is doing what other units are doing to keep up their properties - cleaning, repairs, and mowing their lawns.

TREASURER'S REPORT: Executive Officer/General Manager, Alan Peterson, reported:

- I. Total Cash on Hand as of February 19, 2022
 - A. Total Cash on Hand - \$391,029.77
- II. Breakdown of Restricted Fund
 - A. Letter of Credit – \$152,000.00
 - B. Owed to Preservation Fund - \$21,750.85
 - C. Available to Fort Clark Springs Association - \$217,278.92
 - a. Total Balance of Restricted Fund is \$391,029.77
- III. Motel Revenue for January, 2022
 - A. Room Count - 457 (39.8%)
 - B. Monthly Income - \$35,609.53
- VI. Fort Clark Springs Association Profit and Loss / Balance Sheet
 - A. Current Month
 - a. Total Income - \$209,498.00
 - b. Total Expenses - \$191,511.00
 - c. Net Income / Loss Before Depreciation/Bad Debt - \$30,986.00
 - B. Year-to-date
 - a. Total Income - \$865,331.00
 - b. Total Expenses - \$818,503.00
 - c. Net Income / Loss Before Depreciation/Bad Debt - \$98,827.00
 - C. Balance Sheet Year-to-date
 - a. Total Assets - \$1,113,552.07
 - b. Total Liabilities and Equity - \$1,113,552.07

Director Comments. P&L had an amount in the wrong column.

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EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported the motel is not in a condition of where we want it to be. The DPS will be here for 3 years from what they are telling us. I have budgeted for the repairs and we still have 13 rooms left to remodel. 3 of those rooms should be done by the end of the month. During Fort Clark Days we won't be able to do any, but by the time we get the last 10 done, it will be the end of the summer. The bar has heat now. Our audit is being finished now. Once finished, the new accounting firm will come in and that will be the last step to getting our books in order. Delinquent accounts are under 10%. The questionnaire that was given in Unit 1 stated that Security is our number one issue. We are following up with the County and getting our radios in for security. We will be training our security staff also on how to handle different situations. Our laundry equipment will be here in May. Our fitness equipment will be up and running by the 1st of April. The floor treatment will be coming in this coming week. We are finishing pulling out the tree stumps on the Par 3 course. We are trying to locate the irrigation so we can get some of the grass growing this spring and maintain it. Volunteer efforts are being made down in the pool area with painting and scraping. Member Comments.

COMMITTEE REPORTS:

Airport Committee - by Secretary Robert Mumme for Stan Martin, Chairman: The airport was mowed twice during the month. As a reminder, routine airport maintenance is being accomplished and funded by volunteer pilots. There were a total of 19 aircraft that flew in throughout the month, all member guests, one of which expressed interest in membership, one booked a day hunt (after his visit), and one who stayed at the motel for the weekend with his family. Thank you to Marilyn McNurlin for providing a personal historic tour for visiting pilots. The light at the hangar is fully operational - thank you to management for fixing it. It is my understanding that the board secretary requested my name be added to the committee report, which I fully support adding as requested. We would appreciate more direct contact via email for specific requests so we are not relying on hearsay. Stan Martin, Chairman.

Architectural Committee - by Frances Bitter: We reviewed approximately ten permits in the last month. Five had to be tabled for additional information. We have submitted a variance request to the Board and are still awaiting a response on a previous variance request. We submitted the names of Phyllis Giblin and Victor Valdez to be members of the Architectural Committee and hope the Board will approve and notify us today so we can have them start on Tuesday. If anyone is interested in being on the Architectural Committee, please let us know.

Golf Committee - by Secretary Robert Mumme for Katie Brown: The Golf Committee met on January 26, 2022, for the purpose of appointing Katie Brown as Secretary/Treasurer. Last month the Golf Committee paid \$1,700.00 for a new motor for the greens mower. The Committee is getting ready for the Las Moras Tournament coming up in March. This is the 33rd year for this Tournament which is the largest Tournament we have. We are currently going out for sponsors and encourage everyone to support this Tournament. We have the support of one of the Board Members who challenges the other Directors on the Board and Mr. Peterson to consider supporting us also. Besides awarding scholarships, the Golf Committee contributes towards the upkeep of our course, saving the Fort a considerable amount of money. The Tournament is on March 19th and 20th. We welcome all levels of players and are only accepting the first 54 paid two-person teams. For more details, contact ProShop or David Mann. The renovation of the bathrooms on the course is nearing completion. Unfortunately, COVID-19 held up the progress. Hopefully, at the time of this meeting, the work will have been completed. The February End of Month Tournament will be held on

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Saturday, February 26th. It is a blind draw tournament where the A player draws for the B, C, and D players. It is a scramble format that makes it fun for all levels of players. Come out and have a good time!

Preservation Committee - by Secretary Robert Mumme for President H.N. Bitter: Prior to the February Preservation Meeting, myself (H.N. Bitter) and Sandy Herman did a walk-around inspection of the Service Club again to help in the future repair proposals for this building. The Committee decided to remove carpet and clean hardwood floors in the Powder Magazine as used for Fort Clark Days Information Center staffed by Sandy Herman. We will help where needed in conjunction with the Historical Committee in cleaning and painting the fence around the Palisado Building for Fort Clark Days. It's mainly damaged from the inside of the fence from a previous hailstorm. We discussed at length the need to set priorities for preservation work for buildings on the Fort. Two main factors that we are hopefully going to use in determining the priorities for these buildings are: a. the overall use and income of the building and b. the evaluation rating to keep our real estate tax deductions. The best rating is 25% in reduction of taxes; the worst rating is 10% less taxes or if you do not do something in a timely fashion can have no reduction at all. We have to spread our preservation money around on the six buildings on the Fort that qualify for tax reductions from the County and the School District. Director Comments. Member Comments.

Recycle Committee - Helena McBride: We sent a shipment of cardboard on December 1st. Finally, six weeks later we received the invoice and check for \$3,974.00. This is minus 10% that we have to give the middle man. We did send the recyclables on January 10th. Again, Waste Management takes six weeks to provide us with the invoice. I do not expect a check this time as we have to pay the truck \$575.00 on the regular shipment. When we send cardboard though we do not have to pay for the truck. We had a problem when someone from Security gave a key out. This person put cardboard in the Recycle area and it was scattered. Helena talked with Matt and she will provide a list of people who can check out the key.

Las Moras Restoration Project - by Helena McBride for Chris Hale: We are focused on accomplishing two repair projects, which is the highest priority. The first is to repair the steel inlet gate and grate; and the second, replace the cracked sidewalk at the northeast corner area of the pool. It's been challenging to coordinate these repairs but we think we are close. Hopefully the welding work will happen this coming week and the sidewalk soon after. Director Comments.

Election Committee - by Sandy Hagen, Election Chairperson: All mail has been delivered in the official mail trays to the Post Office by 11:00 a.m. on Friday, February 11th. Thank you to all the volunteers that came to help us stuff and seal envelopes. Thank you to the Committee Members who have worked so hard to pull this off. We had 1646 Membership Ballots that were labeled and sent. Once in a while a ballot does not reach an address. Please wait for 7 to 10 days for the ballot to get to your home. Director Memo Guzman is the only person who can give you a replacement ballot. If you need a ballot for some reason, you must contact one of the Election Committee Members or Mr. Peterson and we will forward it to Mr. Guzman. Please carefully read your ballot and follow the instructions so that your ballot counts. The Committee will meet sometime this week to review the process and will make a report on recommendations and a summary at the March meeting. At that time we will ask the Board to dismiss the Committee until September of this year. Next year there will be one position open. Director Comments.

By-Laws Committee: This Committee is still on pause.

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COMMUNITY COUNCIL REPORT by Helenda McBride: We met on February 12th before the Forum at the Post Theater. It was decided that for right now we are not going to continue with monthly movies. The reason is getting the movie and licensing costs are more than we are making from concessions and donations. The other major concern is getting volunteers to help with the concessions. It takes someone who is willing to order the items, help prepare the snacks, and find other volunteers to help sell them for both movies. We are also in need of someone to help set up the projector and the sound system. We will look into this matter again later. The Community Council will still sponsor the Christmas Movie for the Brackettville Elementary Kids. Allison Watkinson stressed that it did not cost Community Council anything. This is an important event for the kids. The scholarship was voted by the Board to not award a scholarship program. We do not have enough funds in the account. This is the second year we have not been able to do it. Ghostly Tours is a moneymaker and will continue. We made a profit this last year of \$875.64 on Ghostly Tours. All lot owning members are members of the Community Council. We meet again on March 12th at 10:00 a.m. here in the Boardroom.

OLD/UNFINISHED BUSINESS:

Tabled Item 1: New Lease for Wastewater Treatment Area. President Travis Huey presented information on this item. This is still an ongoing situation with MUD. We continue to uncover more items to look at to figure out and understand. This is a pretty lengthy process and over time it will benefit the membership greatly. I apologize for how long it is taking but it will be worth it in the end. This has everything to do with how the plant is operated, the leases of the land that we have deeded, the operations, the costs which are split between the City, Utility District, and the Fort. This addresses how the sewage is treated, so this is a rather important item. This item will continue to be tabled.

Tabled Item 2: Discussion: Solar Eclipse Chairperson. We have received only one application for the Membership/Guest Experience Chair. This person will be announced soon. This person will be responsible for items that the members are interested in, re: chickens, community garden, etc. This person will help put together a plan and proposal and work with the different groups. The responsibility is still with the Fort, but this person will help streamline the process. 2024 will be the Solar Eclipse. This item will continue to be tabled.

DISCUSSION ITEMS:

Discussion Item 1: Pool/Park Prices (Raise or keep the same). Director Memo Guzman spoke with EO/GM Alan Peterson earlier in the week regarding pool and park prices and if we need to make adjustments. There will be no changes and prices will remain the same for this year. There will be no rate increase at the pool this coming year. Member Comments.

EMAIL VOTE: There was one email vote that was taken in the last month. We approved the purchase of a used vehicle for taking people out to the hunting blinds. This item was at a reasonable cost. It helps elevate our hunt program.

NEW BUSINESS/ACTION ITEMS: No New Agenda Items this Month.

ANNOUNCEMENTS: Fort Clark Days - March 4th & 5th. Member Comments/Director Comments.

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ADJOURN to Executive Session:

10:13 AM

1 variance was approved unanimously.

1 variance is needing more documentation.

2 appointments to the Architectural Committee considered -

Phyllis Giblin - 3 Opposed, 1 Abstained; Phillips Giblin is not appointed to the Architectural Committee.

Victor Valdez - 4 unanimously approved. Victor Valdez will be appointed to the Architectural Committee.

RECONVENE REGULAR OPEN SESSION:

11:48 AM

NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, March 19, 2022, Fort Clark Boardroom, 9:00 AM.

ANNUAL MEETING: The Annual Meeting will be Saturday, March 26, 2022, Post Theater, 10:00 A.M.

ADJOURNMENT: The meeting was adjourned at 11:51 AM.

Motion to Adjourn Meeting by Secretary Robert Mumme and 2nd Director Memo Guzman. The motion to adjourn was approved unanimously.

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