

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, May 21, 2022



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, May 21, 2022, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:02 a.m. by President Travis Huey. The following directors constituted a quorum: President Travis Huey, Vice President Linda O'Brien, Treasurer Lisa Vale, Secretary Robert Mumme, and Director Memo Guzman. Also present were Executive Officer/General Manager, Alan Peterson and Executive Secretary, Julie Moreno.

APPROVAL OF MINUTES from Regular Board Meeting on April 23, 2022. Discussion was not included in the April Minutes under Email Votes. **Motion to Table approval of the April 2022 Minutes until next meeting when the revisions will be completed was made by Secretary Mumme. 2nd Treasurer Lisa Vale. Motion passed unanimously.**

SECRETARY'S REPORT: Secretary Robert Mumme reported that four pieces of correspondence came in. One from the Kinney County Republican Women stating thank you for your donation to Kinney County Republican Women. Your help makes our organization a success. The second correspondence is from Mary Ann Sanderson regarding the Derby De Mayo stating that Jacqueline Lewis did a beautiful job decorating at the Service Club and it was a blast. The third was from Kathi Warm, Secretary of the Community Council. At our (Community Council) meeting, the board voted to keep \$4,000.00 in the Fort Clark Day account for startup. The board voted to give \$1,000.00 to the Preservation Committee. Vice President Linda O'Brien was here and gave a good presentation about needing volunteers to work on the ladders at the pool. She also made a request asking to use the Community Council's projector for the movies that Travis has. No date was set, and the board approved her request. A very lengthy discussion was held about what the Community Council could do to help repair some of the historic buildings. Discussed were starting work on the Seminole bathrooms so that building could be used for cyclists that come through and could stay there instead of sleeping in their tents. Another suggestion was to concentrate on getting the toilets repaired in the adult center (Hospital), repairing the doors, and fixing that building for people that are passing by, for the living historians, and for small groups. There is a functioning kitchen, and portable fans would help to cool it. Volunteers could clean and paint. A very lengthy discussion followed. It was decided that the Community Council will have an Ad Hoc Committee to meet with Alan. The Committee will consist of Bill Herman, Frances Bitter, Stephen Foxx and chaired by Allison. I (Kathi) was not able to attend the last 2 FCSA board meetings as I was involved with the 2 golf tournaments. I am not able to give this report as Wally and I will be going to the "Blue State " of Washington until late September early October. Helena will give a more detailed report of our meeting this coming Saturday. The fourth piece of correspondence is from Felix Cerna, MUD Board President. "Thank you everyone for coming. Unfortunately, FCSA Board President, Travis Huey, has misinformed the membership on a number of issues. A road and maintenance agreement exists between FCSA and FC MUD dated 2003. The roads are not being maintained, there is brush lying all over the Fort and signage is also down. Par 3 Golf Course looks like a desert and the perimeter fence is damaged in a number of places. In addition, FCSA would like to put the focus on a patch of road on Fairway Circle. At the time of questioning, MUD informed President Huey that we were dealing with a number of water leaks that were a priority and had to be repaired. Leaks are not only lost water, but also revenue for FC MUD. In the last two months, MUD has taken their leak rate from 46% to 8%. President. Huey has also tried to combine the Water discharge permit by TCEQ with the Lease and Maintenance Agreement for the WasteWater Plant; two completely different documents. Brackettville City Council and FC MUD Board of Directors approved the Lease and Maintenance Agreement in September of 2021. FCSA, to date, has yet to approve this Agreement. We maintain and share responsibility for the WasteWater Treatment Plant with the City of Brackettville, this includes a 3.2 million dollar expansion

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project. FC MUD's permit also allows us to receive domestic wastewater, but President Huey stated in his Board Meeting April 23rd that FC MUD treats the water for the National Guard at the RV Park, in Del Rio. FC MUD is not permitted to treat water outside of the district. Another point I would like to address is that our door is always open and the Association is welcome to come and obtain the correct information at any time."

TREASURER'S REPORT: Treasurer Lisa Vale reported the total income for this month is \$193,660.00, expenses \$210,768.00, equals -\$6,407.00 before bad debt and depreciation. Year-to-date we are over \$100,000.00 above our income from last year. Motel income is up year-to-date over \$100,000.00 from last year. In Collections, 30 days passed due - we collected \$5,549.00 out of \$80,240.00. 60 days passed due - \$2,000.00 out of \$4,400.00. 62% paid on their past due accounts. We have \$300,269.00 in debt that FCSA is currently attempting to recover. \$227,439.00 is currently with the lawyers. We collected \$5,593.00 for this month. Member Comments.

EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported that the pool will not be ready by Memorial Day. There is not enough water flow to open. As of now, we have done 550 feet of repairs around the spring. We have 300 feet left to make repairs. We had an arborist come to look at the trees throughout the Fort. He gave information on how to treat the trees, recommendations on what trees to plant, where to plant them and how to plant them. We would like this established by the end of October. We will open to Members to purchase trees if they would like. We had an energy inspection done by Verity Energy. We have not gotten the complete results as of yet. We've had a couple areas that took us by surprise this past month. One was the spring and the other was the storm that did some damage to the Fort. The Billboard on the east side collapsed. Lots of damage was done to the mesquite trees on the Golf Course. We met with the solid waste engineer last week to work on the new cell. This is the same engineer that did the cell 10-12 years ago. I want to thank Jacqueline Lewis and Linda O'Brien on the Courtyard project. The flooring in the Teen Center should be done in the next ten days. Restrooms were almost done in the Amphitheater. We did buy a new Maintenance Dump Truck. We had a Golf Town Hall Meeting. We have a new HVAC at Creekside. The Pro Shop will start to transition over to Creekside. We have also started a Youth on Course Golf Program. The trapper has installed the traps for the deer. For a short month we did accomplish a few things.

COMMITTEE REPORTS:

Airport Committee - by Secretary Robert Mumme for Stan Martin, Chairman: The airport was treated for mesquite and ants; \$362.00 was spent on herbicide, diesel and poison. The airport was mowed as well. There are areas of the perimeter fence that were damaged by the storm that will be repaired over the next couple of weeks. A tree fell on part of the fence. The limbs were cut to prevent further damage, and the brush was put out for pickup. One member-guest flew in for a weekend trip. One pilot inquired about a weekend trip to enjoy the pool and trails, but postponed his and his family's trip pending repair of the pool.

Architectural Committee - by Victor Valdez: There were two variances, several violations, and eight permits. We are still in need of volunteers for the Committee. We ask that the front desk to make sure the applications are getting completely filled out.

Golf Committee - by Secretary Robert Mumme for Katie Brown: This week the Golf Committee will award two \$1,000.00 scholarships to BISD Seniors who will be attending an accredited college or trade school. We are so proud of our seniors and the work they have done in the community. The Committee paid

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\$2,500.00 for sprinkler heads on the Golf Course. The May End of Month Tournament will be on May 28th with a 10 AM tee time. Players of all levels are encouraged to play.

Preservation Committee - by Preservation President H.N. Bitter: The Preservation Committee met on May 11th at 3 PM in the Board Room. Two repair proposals for the Service Club and the Post Theater were presented to the full committee for discussion. It was noted that additional damage was found on at least ten window sills on the east and north sides of the Service Club. This must be fixed as soon as possible to avoid more damage to the siding on those walls. The repair proposal on the Post Theater includes refastening all the vertical storm drains, replacing bad wood on the front, and tackling the underside ceiling of the marquee to avoid future safety and structural issues. An inspection and minor leak repair of the roof of the marquee is also included in the theater repair proposal. The replacement of the west side double doors will be done on a separate proposal after a thorough inspection both inside and out. After much discussion on the two repair proposals, the full committee voted to accept them and for the treasurer to start work on acquiring funds for the two jobs. These two repair proposals were presented to the Board at the April 2022 meeting. I am now presenting both repair proposals complete with documentation for the Board's approval. We now have a 7th member of the Preservation Committee, Mr. Jack Marsh. Director Comments.

Recycle Committee - by President Travis Huey for Helena McBride: Rio Grande does a grant issuance each year for projects that will help the Community in different respects. The Recycling Committee has worked with the consultant who works with Recycling to put together a grant. They submitted the grant last month.

Las Moras Restoration Project - by Secretary Robert Mumme for Chris Hale: The Committee completed work on the two fill pipes as recommended by the consulting engineer. You will recall that backflow from the pool into these broken clay pipes was the reason the pool wasn't filling and had to be drained the first week of April. These pipes weren't repaired, rather they're blocked to prevent backflow leakage. Also, we repaired the upper and lower end joint seams in the floor of the pool, using special material as recommended by the engineer. These two actions make the pool operational once again, subject to the work that Fort Clark Springs is doing on the spring and bypass channel. Also, work on the next phase of a broken sidewalk replacement has begun.

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

COMMUNITY COUNCIL REPORT by Helena McBride: Community Council Board voted to earmark \$4,000.00 for startup funds for the Fort Clark Days 2023 instead of \$7,500.00 that was approved last month. We also voted to donate \$1,000.00 to the Preservation Committee and up to \$2,000.00 in repairs to the inside of the Adult Center. We are a 501c3 organization and may help with the repair of the interior of the historic buildings. We discussed the repair of the plumbing in the Post Theater, fixing windows in the Service Club, repair of bathrooms in Seminole Hall and repairs at the Adult Center. Efforts will be to concentrate on the improvements at the Adult Center for lodging for the Living Historians and Cyclists in small groups. It is a functioning kitchen, toilets and shower stalls. Cleaning and painting can be done by volunteers. An Ad Hoc Committee was formed and chaired by Allison Watkinson with Bill Herman, Frances Bitter and Stephen Foxx. They will meet with Alan Peterson for his input. The Community Council Board voted to allow Allison to borrow movie equipment for a movie to be seen by the 2nd Grade Students about Ukraine. Linda O'Brien will check on the Ukraine movie to see if it is licensed. No dates for either movie were set. Linda O'Brien gave an update on the progress on the swimming pool and the Arbor grounds. She asked for volunteers to scrape and paint the pool ladders and add gravel to the Arbor grounds. We still need a Chairperson for Fort Clark Days 2023. All Committee Chairs are signed up. Also, we need persons to apply

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for Vice President and Secretary for a 2-year term starting January, 2023. Helena will submit an application for the Rio Grande Community Grant to request money for a compactor/baler for the Recycle Center. Come join us June 11, 2022 for the next Community Council Meeting.

OLD/UNFINISHED BUSINESS:

Tabled Item 1: New Lease for Wastewater Treatment Area. We have the Attorney and Representatives from the City and Utility District that will meet in Executive Session today. Hopefully, we will have a Lease to discuss in front of you at the next meeting that we will walk through in a detailed fashion so we can all understand as to what we are all contracting ourselves to with these two parties on our property.

DISCUSSION ITEMS:

Discussion Item 1: Golf Carts that use ATV Type Tires. This is a discussion on Golf Carts and their use on the trails. We do have an ATV area that is relegated to equipment that is more powerful and faster. As we move into our new software system we will understand how to register these vehicles and have the vehicles go into the proper areas. Member Comments. Director Comments.

Discussion Item 2: Community Council's Proposal to Repair Adult Center. Per President Travis Huey, we have heard about this proposal in two reports. This proposal will be to do repairs in the Adult Center's second floor - bathrooms, update fixtures, add doors, paint, etc, and cleaning and repairing window panes. The Community Council has \$2,000.00 to work with. All the work will be done by volunteers. This will be something we need to review and take a look at the pictures provided. We will come back to the Community Council with a decision or more discussion. Director Comments. Member Comments.

EMAIL VOTE:

Email Vote 1: Approval of Dump Truck. This item was approved.

Email Vote 2: Approval of Spring Repairs. This item was approved.

NEW BUSINESS/ACTION ITEMS:

Agenda Item 1: Consider Approval ERC Deposit. ERC is the Employee Retention Credit. It is a program administered through the IRS. There is a dollar figure associated with every employee that you were able to retain during specified quarters. The deposit is \$2,600.00. If we receive this credit, the deposit will go towards their fee of 15%. If we do not get the credit, the deposit is refunded to us. Director Comments. **Motion to approve payment of \$2,600.00 deposit to Jorns & Associates to begin working on the ERC by Secretary Robert Mumme. 2nd Director Memo Guzman. This Motion passed Unanimously.**

Agenda Item 2: Consider Approval for Volunteer Research of Membership Emails, etc. for Concierge Plus. Executive Officer/General Manager Alan Peterson stated that we are trying to get all of our membership into one database. We are looking at 1800 different memberships that we need to try and get emails, addresses, etc. We do not have enough staff to get this done. We are in need of multiple volunteers. If possible, we would like to see 1-2 volunteers per Unit. Allison Watkinson and Wanda Selby volunteered. Director Comments. Member Comments. **Motion to approve and allow Executive Officer/General**

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Manager Alan Peterson to enlist volunteers by Secretary Robert Mumme. 2nd Director Memo Guzman. This Motion passed Unanimously.

Agenda Item 3: Consider Approval for Post Theater and Service Club Repairs (Preservation).

Post Theater - The Marquee's ceiling is in immediate need of repair and needs to be replaced. The top of the Marquee needs to be resealed, the trim around the windows and doors will be replaced, caulked and painted as needed. The brackets for all the downspouts will be replaced and secured to ensure proper drainage. The cost of the entire project will be \$2,980.00. Half of the cost (\$1,490.00) must be paid up front. Director Comments. Member Comments. **Motion to approve the \$2,980.00 and the check request for \$1,490.00 (half) for repairs by Secretary Robert Mumme. 2nd Director Memo Guzman. This Motion passed Unanimously.**

Service Club - There are three sides of the Service Club that need to be scraped, replaced and repaired of the rotted wood areas, caulked, sealed and painted. Many of the window sills will be replaced, caulked and painted. The cost of the entire project will be \$3,500.00. Half of the cost (\$1,750.00) must be paid up front. All of the painting will be done in the historically correct collections. Director Comments. Member Comments. **Motion to approve the \$3,500.00 and the check request for \$1,750.00 (half) for repairs by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**

Agenda Item 4: Consider Approval for Sale of the Nissan X-Terra. This vehicle does not run. This vehicle has water in the oil, possible blown head gasket, warped heads or a cracked engine block. We have had an offer of \$300.00. **Motion to accept the offer of \$300.00 by Director Memo Guzman. 2nd Vice President Linda O'Brien. This Motion passed Unanimously.**

ANNOUNCEMENTS: May 21 - Border Bash Tournament; May 15 - Friends of the Library Presents SaulPaul; June 20-24 - Arts Council Art Camp; Summer Meals - Kids Cafe

ADJOURN to Executive Session:

10:58 AM

Motion to Adjourn to Executive Session by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.

RECONVENE REGULAR OPEN SESSION:

2:29 PM

Member asked for a variance for a 1998 mobile home that has been well maintained, both exterior and interior. The member would like an exception to the CC&Rs, requiring the mobile home to be five years or less when moved on the Fort. The Architectural Committee recommended a variance. Members were present today. **Motion was made to table this variation until the next meeting by Secretary Robert Mumme. 2nd Director Memo Guzman. This Motion passed Unanimously.**

Member asked for a variance for a chain link fence in front of the house. There will be a 15 days notice to remove the fence or a fine will follow. No voting for this.

Member asked for a variance for an RV carport. **Motion was made to approve this variance by Director Memo Guzman. 2nd Treasurer Lisa Vale. This Motion passed with 3 approvals and 2 abstentions.**

Foreclosures of 9 properties:

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- 1. Motion was made to begin foreclosure procedures on Property 1 by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**
- 2. Motion was made to begin foreclosure procedures on Property 2 by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**
- 3. Motion was made to begin foreclosure procedures on Property 3 by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**
- 4. Motion was made to begin foreclosure procedures on Property 4 by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**
- 5. Motion was made to begin foreclosure procedures on Property 5 by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**
- 6. Motion was made to begin foreclosure procedures on Property 6 by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**
- 7. Motion was made to begin foreclosure procedures on Property 7 by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**
- 8. Motion was made to begin foreclosure procedures on Property 8 by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**
- 9. Motion was made to begin foreclosure procedures on Property 9 by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**

Member is selling his hangar at the airport. **Motion was made to approve the sale and continue the Lease for 7 of the remaining years on the Lease plus 10 years by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously.**

NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, June 18, 2022, Fort Clark Boardroom, 9:00 AM.

ADJOURNMENT: Motion was made to adjourn the meeting by Secretary Robert Mumme. 2nd Director Memo Guzman. This Motion passed Unanimously. The meeting was adjourned at 2:34 PM.

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