

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, June 18, 2022



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, June 18, 2022, 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 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. **Motion was made to approve the April 23, 2022 Minutes by Secretary Robert Mumme. 2nd by Director Memo Guzman. Motion passed unanimously.**

APPROVAL OF MINUTES from Regular Board Meeting on May 21, 2022. **Motion was made to approve the May 21, 2022 Minutes by Secretary Robert Mumme. 2nd by Director Memo Guzman. Motion passed unanimously.**

SECRETARY'S REPORT: Secretary Robert Mumme reported that one piece of correspondence came in from the Kinney County Sheriff's Office about Alert Sense Notification System. Next was correspondence from a member who was upset with dogs leaving messes and neighbors allowing dogs to do this and not picking it up. Correspondence from Community Council stated:

- 1) The Board has voted to earmark \$2,000 to help with the cost of renovating areas in the Adult Center. Allison gave an Ad Hoc Report that the first order of business would be to repair the ladies' restroom on the second floor. Philip would help with the work, but nothing would be done in the interior plumbing in the walls. It was thought that a new toilet would help, and repairing the floor. Money would be used to paint the needed areas, fix the doors and window sills, and give it a good cleaning. The Committee had not met with Mr. Peterson. A letter was sent to the FCSA Board, but no response yet. It was hoped that we would have an answer when the Board meets Saturday, June 18.
- 2) It was suggested that all the clubs on the Fort donate a gallon of paint for the cause, and also there are volunteers that would be willing to help out.
- 3) A major concern was discussed about the status of the pool. It was explained that we cannot purchase water from MUD as it would be cost prohibitive and it is against Texas laws to fill up a pool without any circulation.
- 4) It was also mentioned that Texas Parks and Wildlife will be here to get the turtles and fish and put them somewhere until we can put them back.

Comments/Concerns: A discussion about the status of the pool, springs and Las Moras Creek. The Fort is not going to purchase water from MUD as it would be in violation with the Texas Health Department because the water cannot be recirculated or treated with chlorine. Texas Parks and Wildlife employees are going to come out and collect fish and turtles from the spring area to keep them safe until they can be returned.

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TREASURER'S REPORT: Treasurer Lisa Vale reported the revenue from the Motel for May was \$32,369.24. Our total income for May was \$185,820.67 and our total expenses were \$203,216.97, subtracting depreciation leaves us at a loss of -\$6,396.30. We are up compared to last year by \$40,000-\$50,000. Preservation has \$26,809.97.

EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported that while the Pool and Spring are empty, we are removing debris from the pump area. The Texas Turtles came last week and decided the turtles were safe where they were. There is fresh water in one area of Las Moras Creek where we have been relocating turtles since the spring is dry. The mud is about three feet deep. Russell Nowell and Chris Hale have been assessing the pool. We have both gates repaired. We trapped ten deer two days ago for a total of \$3,700. We also had a trophy buck hunted on the 400 acres for \$2,500. Stephen Krumm, Golf Course, and staff have been transferring Operations to Creekside. The water level is extremely low as far as our irrigation. Picking up brush has been paused until September due to the increase in gas prices. We are not mowing as much because of the drought. I'm working on formulas to kill the mesquite. Landscaping and Maintenance crew are cleaning the creek of fallen trees and debris. Thank you to our volunteers: Shawn and Linda O'Brien, Clyde Westbrook, Chris Hale, Jim Race, Russell Nowell, Travis Huey and others. DPS is back to a certain extent. We are losing a lot of reservations for not having the pool. President Travis Huey added that the Groundwater meets the 2nd Thursday of every month.
Director Comments.

COMMITTEE REPORTS:

Airport Committee: No report given.

Architectural Committee - by Frances Bitter: Since the last Board Meeting, 11 permits were approved, no variances, and several violations were approved. One Member will be joining the Committee soon and we will meet with another that has expressed interest. We would like a couple more volunteers. Please remember when submitting the applications to include the boundary lines and setbacks especially when adding structures or adding 2 structures.

Golf Committee - by Secretary Robert Mumme for Katie Brown: Since the last meeting of the board, the Golf Committee has supported our golf course spending \$3,117.77 on parts and sprinklers. We awarded two \$1,000 scholarships. Lastly, we hosted the Hillcrest Memorial Golf Tournament.

Preservation Committee - by Preservation President H.N. Bitter: No formal report today as the Committee is on summer hiatus. I will be following the two jobs that the Board has already approved. MK will be starting on the Post Theater on Monday. Director Comments.

Recycle Committee - by Helena McBride: June 3rd we sent 46 boxes and 4 bales of plastic. We need volunteers. Director Comments.

Las Moras Restoration Project - by Helena McBride for Chris Hale: The main piece of work is completion of the replacement of the north side sidewalk. It has unlevelled portions and numerous cracks.

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Recreation Committee - by Executive Secretary Julie Moreno: The Recreation Committee has met two times since we were formed a couple weeks ago. We have eleven members so far. The Recreation Department will consist of the Health & Wellness Center, Adult Center and RV Park. Some of the things we are working on are: Fundraisers which will include a 5K run/walk and Cornhole/Horseshoe Tournaments. The money raised from the fundraisers will be put towards restoring the basketball and tennis courts behind the new Fort Clark Springs Health & Wellness Center (Teen Center). This will be with our Grand Opening October 1st. Soft opening will be next week. We are going to have a VolksMarch with the Fall Festival in November, TOPS - which is a nutrition support group, Silver Sneakers, and Beach Volleyball. We are also looking for anyone who would like to instruct classes, so, if anyone is interested, please let me know. I have a list going from the Members on what classes they would like to see. So far we have: Zumba, Low Impact Aerobics, Strength and Balance Exercise, Pilates, Step Class, Yoga, Chair Yoga, and definitely continuation of our Line Dancing and Water Aerobics (that is whenever we get water again). So again, if anyone is interested in being a part of the Recreation Committee, we would love to have you. We have a lot of great ideas and look forward to hearing more. We would also encourage you, as members, to help our young people get involved. We gladly accept high schoolers to be on the Committee. If you have any questions, you can certainly get in touch with Amos Trisler, Manager of the Recreation Department and Sherry Neuman, Events Coordinator, Mr. Peterson or myself. Director Comments. Member Comments.

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

COMMUNITY COUNCIL REPORT by Helena McBride: We approved Linda O'Brien's request to use our tax free status to purchase the chairs for each of the motel rooms. This was allowed under our Constitution for the improvement of Fort Clark. Member donations paid for each of the chairs. We also approved the use of our movie projector to show the movie Planet Earth sometime in July at the Amphitheater. Allison Watkinson has agreed to work the projector. Director Comments. President Travis Huey corrected the name of the movie: *Deep in the Heart*, narrated by Matthew McConaughey about Texas in the form of Planet Earth.

OLD/UNFINISHED BUSINESS:

Tabled Item 1: New Lease for Wastewater Treatment Area. We have worked with the Utility to gather all the documents around what we would like to do out there. They have turned a piece of the contract back to us. It is with our attorneys and we will keep working with them to get what we need to line that out so that we have a fair deal between the Utility and the Membership.

DISCUSSION ITEMS:

Discussion Item 1: Community Council's Proposal to Repair Adult Center (Continued). Community Council has not yet met with Executive Officer/General Manager Alan Peterson. This is the next step. Member Comments.

Discussion Item 2: Penalties for Guests/Members bringing outside alcohol into Bar/Creekside. We have two areas where we serve alcohol - Golf Course and Dickman Hall. We are having issues with certain members bringing their own alcohol. This is a misdemeanor and the Sheriff could be called. We could also suspend their membership to the Golf Course. This is a TABC violation. This discussion is to alert the Membership and the Board that this is an issue and it may be something that will be coming down in the near future. Director Comments. Member Comments.

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Discussion Item 3: CPI Index. Last year when we talked about this, we had several Members address the Board with their concerns around increases in prices, cost of living and their ability to be Members here based on fixed income. During that time, the Board said they would keep Members informed as to where the Index is so they can appropriately plan their finances and how they are going to adjust their lifestyles. As of last month, the CPI increase year over year and month to month was 8.3%. This is a large increase. We will publish the process so Members can look at the numbers. The September Meeting will have the June numbers. Director Comments. Member Comments.

EMAIL VOTE:

Email Vote 1: Approval of HVAC for the Adult Center. This Email Vote was passed Unanimously.

NEW BUSINESS/ACTION ITEMS:

Agenda Item 1: Consider Approval for New Architectural Committee Members. This item will be voted on after Executive Session.

ANNOUNCEMENTS: June 21st - Mr. Peterson's Town Hall, 6 PM, Boardroom; July 2nd - July 4th Fireworks; No Community Council meetings for July and August; Juneteenth Celebration

ADJOURN to Executive Session: **9:59 AM**

RECONVENE REGULAR OPEN SESSION: **12:20 PM**

Two Items for the Board of Directors to Vote on:

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. This item was previously tabled and denied. **Motion was made to approve the variance by Director Memo Guzman. 2nd Secretary Robert Mumme. This Motion did not pass. 2 Directors Approved/3 Directors Not Approved.**

Consider Approval for New Architectural Committee Member Lee Gilby. **Motion was made to approve the acceptance of Lee Gilby on the Architectural Committee by Secretary Robert Mumme. 2nd Director Memo Guzman. This Motion passed Unanimously.**

Resignation of Secretary Robert Mumme. **Motion to accept Robert Mumme's Resignation by Director Memo Guzman. 2nd Vice President Linda O'Brien. This Motion passed Unanimously.**

SPECIAL BOARD MEETING: Monday, June 27, 2022, Fort Clark Boardroom, 6:00 PM. The Special Board Meeting will be to appoint a new Director.

NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, July 16, 2022, Fort Clark Boardroom, 9:00 AM.

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ADJOURNMENT: Motion was made to adjourn the meeting by Secretary Robert Mumme. 2nd Treasurer Lisa Vale. This Motion passed Unanimously. The meeting was adjourned at 12:25 PM.

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