

## Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, August 20, 2022



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, August 20, 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, Secretary Chris Race, Treasurer Lisa Vale, 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 July 23, 2022. **Motion was made to approve the July 23, 2022 Minutes by Vice President Linda O'Brien. 2nd by Secretary Chris Race. Motion passed unanimously.**

**SECRETARY'S REPORT:** No correspondence was given this month.

**TREASURER'S REPORT:** Treasurer Lisa Vale reported the Motel Revenue for July was \$31,792, which is down a little from June. Total income for July was \$175,981. Expenses for July was \$229,422. July has a Net Loss of -\$53,441. Year to Date - Total Income \$2,008,131; Expenses \$2,075,971; Total Net Loss -\$67,840. Preservation has \$25,557.61. Director Comments.

**EXECUTIVE OFFICER/GENERAL MANAGER REPORT:** EO/GM Alan Peterson reported that he spent two days in San Antonio at the Texas Nursery and Landscaping Expo. One day I took eight classes on different aspects with Texas Ag. Most of the classes were on water conservation, irrigation, trees and grass. There was a trade show there and I researched a lot on tree providers in the State of Texas and getting prices for the trees that we need in October/November. The most interesting class was the water conservation and how much water you can save from your air conditioner condensation. The Golf Committee did purchase water for about two weeks during the drought. Stephen and Domingo have been cleaning the Golf Maintenance area. In cleaning a sod machine was found and will be put to use by resodding some areas. The Service Club air conditioner has been used three times now and is a success. The Motel Revenue is down a little but we just received reservations for a group of Game Wardens that will be coming in September. DPS is continuing to come in. Comparing our revenue to last year, our Motel Revenue is \$200,000 higher. Thank you to all the volunteers who have helped clean up Las Moras Creek. The Financial Task Force has identified areas that we need to focus on. Chris Race has found a Recreation Vision from 1971. Paragon has rented out office and training/job fair space at the Adult Center for some of their security jobs until the end of November. We will be attending the Uvalde and Kinney County Hunters Roundup this year to promote our hunting program. Director Comments.

## COMMITTEE REPORTS:

**Airport Committee - by Secretary Chris Race for Stan Martin:** No report was given this month.

**Architectural Committee - by Frances Bitter:** The Architectural Committee has approved four permits, has issued seven violation letters, came up with a system to track the violation letters and check on the violations to see if and when they were resolved.

**Golf Committee - by Secretary Chris Race for Katie Brown:** The Golf Committee has spent \$11,576.52 on golf course expenditures so far this year. They continue to pay out \$600 a week to Fort Clark MUD for water to save our greens during this drought. We will continue to buy water from MUD until our money

## Board of Directors

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runs out or we get some relief in the way of rain. Everything the Golf Committee does is for the betterment of our course. Our next scheduled event is the End of Month on August 27th barring any unforeseen circumstances.

**Preservation Committee - by Preservation President H.N. Bitter:** We have finished the restoration on the Service Club by replacing the bad window sills, patching the bad wood and repainting it. The next project, probably next year, will be to replace the front doors with new closures. We finished the preliminary work on the Post Theater. There are more issues and will be discussing this in more depth at a later time.

**Recycle Committee - by Helena McBride:** Recycle received \$2,126 this week for the June shipment. Shipping was not charged this time. Thank you to all the volunteers, especially Joe Alackness. We had four bales of water bottles and .63 tons of aluminum. Director Comments.

**Las Moras Restoration Project - by Helena McBride for Chris Hale:** There is nothing new to report this month.

**Recreation Committee - by Executive Secretary Chris Race for Sherry Neuman:** The Grand Opening for the Fitness Center will be October 1, 2022. Future Plans: Resurfacing the basketball court, lighting, metal roof over basketball court, and purchase more equipment. The Adult Center will become the activity center for the teens. Plans are to bring in games (hokey table, pool table, indoor basketball arcade game, foosball and ping pong). Future Plans for the Swim Park: New barbeque pits, beach volleyball court, and dances at the pool. Future Activity Plans for Adults: Plan on getting pool tables redone, horseshoes, cornhole, bingo, and loteria. If anyone has ideas for activities for adults, please let me know. These future plans will not happen all at once as it will take time and does cost. I plan on having different events throughout the year that all proceeds will go to these future plans of making Fort Clark Springs fun and enjoyable for members and guests. The proceeds from the 5k run on October 1st will either go to a new piece of equipment or towards the court. With each event I will let you know exactly where the proceeds will be going towards. My goal is to have activities for all ages. New Fitness Center hours starting August 21, 2022: Sunday 10 AM to 5 PM; Monday thru Saturday 8 AM to 8 PM. Director Comments.

**COMMUNITY COUNCIL REPORT:** No report was given this month as Community Council is on summer hiatus and will not be meeting again until September.

### **OLD/UNFINISHED BUSINESS:**

**Tabled Item 1: New Lease for Wastewater Treatment Area.** President Travis Huey stated that this tabled item goes with Agenda Item No. 2 - Consider Approval to Revoke 2019-7. The attorneys have recommended that we take some more time to look at the Agreement. The Board decided at the last meeting to hire JT Hill in San Antonio to advise us.

**Tabled Item 2: Consider Approval for Unit 1 Parking Fees.** This item will continue to be tabled.

**Tabled Item 3: Consider Approval for Golf Tournament Fees.** We met with the Golf Committee. They brought in some documentation on the dollars they have spent, approximately \$11,000 from year to date, for different items needed for the course - bathroom restoration, fertilizer, etc. The Committee had some homework they were going to do and get us some information on the tournaments that they are going to hold

## Board of Directors

Fort Clark Springs Association, Inc.

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Saturday, August 20, 2022

throughout the year. Once they have that information, we will plan on meeting with them in September and discuss what we will do going forward. Any fee adjustments will start in January. Director Comments.

### EMAIL VOTES:

**Email Vote 1: HVAC Approval for Service Club.** This 5 ton unit was replaced in March, 2022. The new unit started throwing the breaker and found out the duct work was not put in properly, so we needed to replace the duct work. We also added an additional 5 ton unit. The cost was about \$20,000. Directors voted unanimously to approve this work. Director Comments.

**Email Vote 2: HVAC Approval for Fitness Center.** This A/C unit was replaced. The cost was about \$9,000. Directors Huey, O'Brien and Race voted yes, Director Vale voted to abstain, and Director Guzman, voted no. The repair work was approved.

### DISCUSSION ITEMS:

**Discussion Item 1: Preservation Committee.** We would like to get together with the Preservation Committee to discuss an outline of the scope of work to be done on the buildings and where the dollars are going to.

**Discussion Item 2: ARC Committee Application Form and Process.** Secretary Chris Race has put together an application form. We have had four people complete the application. We had no formal process to be on the Committee. Secretary Chris Race has developed the form in two ways - one is a manual form to be picked up at the Front Desk and completed; the other is an online version. Once the application is completed, they will be sent to the Architectural Committee for review and recommendations made. After that the Board will have a question/answer session at the next Board Meeting in Executive Session with the Applicant.

**Discussion Item 3: ARC Variances in Open Session.** We asked the attorney if the ARC Variances need to be discussed in Executive Session Only. The attorney stated that unless it is requested to be in Executive Session, the Board can discuss in Open Session. With the Board able to discuss in Open Session, Members who live in the same unit can give their thoughts and opinions on the variances.

**Discussion Item 4: Emergency Panic Buttons.** This item will continue to be tabled.

**Discussion Item 5: Committee Correspondence.** We are working on a form of the items we would like from the Committees. It is still in progress.

**Discussion Item 6: Raise GM's Approval Limits - Resolution.** President Travis Huey stated he moved this item from an Agenda Item. After going through some of the Board training through UMC and also looking at some of the Boards in the County and the state audits that have been done, if we were to do anything on the approval amounts from the GM, we would need a Policy Resolution to state what the new limit would be. Director Comments.

## Board of Directors

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### NEW BUSINESS/ACTION ITEMS:

**Agenda Item 1: Consider Approval to Raise Assessments per CPI Index.** The index number for June, 2022 was 296.31; the June, 2021 index number was 271.696, for a difference of 24.615. The Member Assessment for June, 2021 was \$47.21; Residential Assessment for June, 2021 was \$42.16. With the 9.1% increase, 2022 will be raised \$4.29 (\$51.50) for the Member Assessment and \$3.83 (\$45.99) for the Residential Assessment. Director Comments. Member Comments.

**Motion was made to approve the assessment raise by \$2.00 for Member and \$2.00 for Residential Assessment, totalling \$4.00 by Director Memo Guzman. No 2nd. Motion does not carry.**

**Motion was made to approve the assessment raise to 2.5% by Treasurer Lisa Vale. 2nd by Memo Guzman. 2 Votes Approved. 3 Votes Opposed. Motion does not carry.**

**Motion was made to approve the increase for Member/Residential/FRM Assessment by 9.1% by President Travis Huey. 2nd by Secretary Chris Race. 3 Votes Approved. 2 Votes Opposed. Motion carries.**

**Agenda Item 2: Consider Approval to Revoke 2019-7. This item has been tabled.**

**Agenda Item 3: Consider Approval for Direct TV Upgrade for Motel.** Executive Officer/General Manager Alan Peterson stated that since we have DPS and Game Wardens here and coming in, we would like to upgrade our Direct TV to include a Sports Channel Upgrade. This will include the Motel, Dickman Hall Bar and the Fitness Center. **This item has been tabled as we are still waiting for the final quote.** Director Comments. Member Comments.

**ANNOUNCEMENTS:** Sept. 15 - Town Hall, 6 PM Board Room or Amphitheater

**ADJOURN to Executive Session:**

**10:35 AM**

**Motion was made to adjourn the meeting to Executive Session by Director Secretary Chris Race. 2nd by Director Memo Guzman. This Motion passed Unanimously.**

**RECONVENE REGULAR OPEN SESSION:**

**1:21 PM**

**NEXT REGULAR BOARD MEETING:** Next meeting will be Saturday, September 17, 2022, Fort Clark Boardroom, 9:00 AM.

**ADJOURNMENT:** Motion was made to adjourn the meeting by Secretary Chris Race. 2nd by Director Memo Guzman. This Motion passed Unanimously. The meeting was adjourned at **1:21 PM**.

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**Board of Director**