

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

August 15, 2015



The Board of Directors of Fort Clark Springs Association, Inc. met in regular session on Saturday, August 15, 2015, in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 am by President, Myrna Cassel. Roll call established a quorum with the following directors present: B.E. Sweet – Vice President, Bill Herman – Secretary, and Sandra Hagen – Treasurer. Also present were John Hodge – Executive Director and Monique Jensen – Executive Secretary. Ann Barron – Director was absent.

ANNOUNCEMENTS/CORRESPONDENCE: None.

APPROVAL OF MINUTES: Herman moved to approve the minutes from July 18, 2015 meeting. Hagen seconded the motion. *Motion passed*

Treasurer's Report: Hagen read aloud the bank balances as of August 12, 2015, and the estimated and actual bank transfers for August 2015.

Approval Transfer of Funds: Hagen moved to approve the transfer of funds expected for August 2015. Herman seconded the motion. *Motion Passed*

EXECUTIVE DIRECTOR'S REPORT:

Hodge gave the Profit and Loss (P&L) for the previous month. He noted electricity costs are low because of the timing of the billing cycle. The bill should be more accurate next month. Golf had a better month which is attributed to better weather and the hire of Craig Hagen as Pro Shop Manager. We expect growing pains. Plans for better payment tracking system and new policies will ensure golf membership fees are paid in a timely manner. Fees will be due on the first of the month with a 5 day grace period. After that, player must pay the daily green fee. We are going to start using marshals on the course and are considering fines for course violations. We also hope to have more tournaments. Recreation will be looked at to see how we can bring in profit. Swim Park will be done differently next year. Motel is booked and looking good profit-wise. Improvements need to be made to keep motel profits on track. RV Park generally is slow during the summer months. Restaurant had an extra week of ordering because of the 5 week month. We look forward to the restaurant making a profit next year.

Many thanks to everyone who helped with clean up after the storm. A priorities list was made starting with safety issues, including clearing up roads and removing big limbs and trees. This includes the tree that fell on top of the patio at the restaurant. Debris removal will be done as soon as possible, keeping in mind that there is a lot of debris. Our flag poles will be fixed as soon as possible. Please be patient.

The windstorm demonstrated the need for a CERT (Community Emergency Response Team) program. We need a way to inform the members about impending inclement weather. The Fort and the membership must be prepared.

Dickman Hall remodeling will be delayed until clean up from the storm is done. The new website design is almost done. Electric upgrades by Rio Grande Electric in Unit 3 are underway. First phase should be done by the 21st of this month. Baler for the recycle center is still on hold until RGEC completes the electrical work. Creek clean-up performed by the City of Brackettville is done. Collections department recently placed liens on properties for lack of paying their assessments and will continue to do so monthly. If you are behind, we are willing to work with you. Come in to talk to us and we can get you on a payment plan.

COMMITTEE AND ORGANIZATION REPORTS:

Architectural Committee: Phylis Giblin informed members the committee is fully staffed and reminded members that Architectural meets every Tuesday at 9:00am in the board room. Permit applications are due the Wednesday prior to the committee meeting. Last month 13 permits were approved, 1 was tabled for lack of information.

Golf Committee: Debbie Isaacs reported there were 270 more players on the course last month, including 89 guests. A Work day is scheduled for August 31st. All are welcome. Labor Day tournament is scheduled for

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September 7 at 9:30am, with proceeds going toward equipment for a night tournament. Next major tournament is the fifth annual Happy Cervantes tournament.

Preservation Committee: Garland Young reported work for Seminole Hall is underway. Contracts for the roofs at the Fire Station and the Art Studio have been awarded so work should start soon.

Community Council: Meetings will resume in September.

Recycling Committee: Judy Winchell reported a load was sent out recently. Volunteers are needed. Recycle Center will be closed the first Saturday in September for Labor Day holiday.

RV Committee: Calendars for FCSA/Brackettville are available in the Admin Office, the RV Office, Pro Shop and the RV Day Room.

Recreation: None

Airport Advisory Committee: No damage was sustained out at the air field from the recent storm.

UPDATE – Herd Management Plan: Rob Fretz and Emily Zaunbrecher, Texas Game Wardens, reported there will be a spotlight survey to get an accurate deer count. Matt Bland stated the spotlight survey will happen in the beginning of September. The Game Wardens, David Price, Matt Bland, and John Hodge will continue to work together to make a plan that will bring down the numbers in the herd and bring in a profit for the Fort.

Consideration/Approval: FCSA Budget Fiscal Year 2015-2016

Hodge explained that he has been working several weeks on the budget so that it makes sense. He has worked with each department including Member services, Maintenance, and Recreation to reach goals for income that are attainable. The new budget includes equipment repairs, maintenance and new equipment, including mowers and new golf carts. Also included are small improvements for Motel to included new mattresses, refrigerators, and coffee makers for the rooms. The goal for payroll is to correctly classify employees and will include some increases. Director Hagen moved to table the approval of the budget until all calculations are included in the budget. Herman seconded the motion. *Motion passed.*

Consideration/Approval: Insurance and Risk Management Proposal 2015-2016

Hagen moved to approve the Insurance policy inclusive of all coverages for \$160,414.00. Herman seconded the motion. *Motion passed.*

Discussion: E-Mail Notification and Voting for Membership

Sweet started the discussion stating that the Property Owner's Code allows us to do elections electronically. It would save \$3000-\$4000 in paper, envelopes, postage. Hagen noted that an electronic ballot or election would be an option and not replace the traditional election process. Cassel stated that it should be looked into. Hagen also added that an unbiased third party would still need to be involved in the counting and results of the ballots.

15-Minute Discussion Period:

Garland Young: His questions were answered. Charles Lepisto: Observations of drag racing on Fort Clark Road, and people purposely running wildlife off the roads begs the question of what can be done to make these situations stop. Rhonda Lepisto: Need for trash can at Red Bridge; Something needs to be done with the moss balls on the trees. Mary Partlow: Rock wall at the Dog Park not fixed yet.

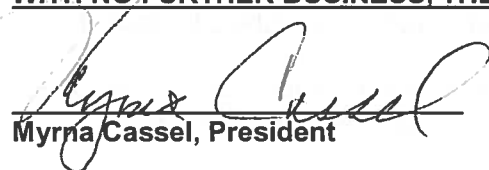
RECESS OPEN MEETING TO GO INTO EXECUTIVE SESSION: TIME: 10:47 AM

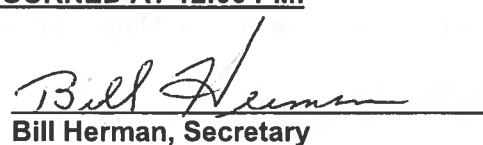
RETURN TO OPEN SESSION – Oral Summary of discussion held: TIME: 11:58 AM

Discussion that took place: liens placed on properties; historic marker will be placed on the Fort by the Historical Society; sale of property in Unit 14; employee salaries and contracts. Hodge gave a reminder for Java with John on Monday at 10am.

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on September 19, 2015, at 9:00 am in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 12:00 PM.


Myrna Cassel, President


Bill Herman, Secretary