

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

July 18, 2015



The Board of Directors of Fort Clark Springs Association, Inc. met in regular session on Saturday, July 18, 2015, in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by President, Myrna Cassel. Roll call established a quorum with the following directors present: B.E. Sweet – Vice President, Bill Herman – Secretary, Sandra Hagen – Treasurer and Ann Barron – Director. Also present were John Hodge – Executive Director and Renee Ford sitting in for Monique Jensen.

ANNOUNCEMENTS/CORRESPONDENCE: Cassel reminded members and the board that the Declarations Compliance Committee had been disbanded because the board felt they could work with the committee's report to prepare The Declarations for evaluation by legal.

APPROVAL OF MINUTES: Herman moved to approve the minutes from June 20, 2015 meeting. Hagen seconded the motion. *Motion passed*

Treasurer's Report: Hagen read aloud the bank balances as of June 30, 2015, and the estimated and actual bank transfers for July 2015.

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

EXECUTIVE DIRECTOR'S REPORT:

Hodge gave the Profit and Loss (P&L) for the previous month. He reminded everyone that a P&L should be looked at as a whole, not just monthly. The Fourth of July went well and plans are underway for next year. We started with 118 followers on social media and now we are at 700. FCSA has a new website in the works. All four billboards are up. The money for the signs came from profits from the motel books. Over \$10,000 has been raised for the renovation of Dickman Hall. Renovations will begin in two weeks. The plan for the bar reflects our military history.

Through a Fort Clark member, Hodge was introduced to Congressman Will Hurd. Congressman Hurd has connections at the University of Texas San Antonio. Those connections are available to help us write grants through the English Department; but also help us with labor and surveys as we do repairs for and restoration of Dickman Hall as well as other projects. By teaming up with the Historical Society (to use their non-profit status), UTSA, and Congressman Hurd, we have the ability to do great things.

The loss at the golf course has been around \$10,000 for the last two months. Beginning July 28, 2015, when our new Pro Shop manager starts, we will begin to put things in place to correct some mistakes of the past.

The roof at the Art Studio needs to be replaced. We do not have the \$15,000 to do it at this time because of some misdirection of insurance funds in the past.

FCSA passed a recent TCEQ inspection. Trash pickup happens every Monday. Brush pickup will now be done every first and third week of the month because the current once a month schedule does not seem to be meeting the need.

Our Lifeguards have proven themselves valuable after some recent pool incidents. The Swim Park still needs more evaluation and management upgrade.

COMMITTEE AND ORGANIZATION REPORTS:

Architectural Committee: Glenn White reported nine applications came in, and nine applications were approved. All questions were answered.

Golf Committee: Debbie Isaacs reported 435 prepaid members, 130 Fort Clark members, 75 members' guests, 7 military and 2 Groupons for a total of 649 people that played golf in the month of June.

Preservation Committee: Garland Young reported that finishing the roof of the Fire Station was approved. Young noted that the Art Studio's roof needs to be replaced but when hail damaged the roof in the past, insurance money collected for that project was used elsewhere. The repair now will cost about \$15,000.

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Recycling Committee: Judy Winchell reported they are still waiting on Rio Grande Electric to come and finish the wiring and pole for the baler. No electronics recycling is planned at this time.

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

Airport Advisory Committee: A depression created by an old fuel tank will be filled in this week. There are a couple of trees that need to be removed. Removal of these trees will make for a safer landing, and the committee would like permission to remove the trees. Visitors to the airport this month included a helicopter and a small plane. The airport is slow in the summer. Debbie Isaacs talked about filming an action video showing people flying and including some nice pictures.

Discussion/Approval: New member for the Architectural Committee

Glenn White recommended Robert Martinez to be the newest member of the Architecture Committee.

Hagen moved to appoint Martinez to the Architecture Committee. Herman seconded this motion. **Motion Passed**

Discussion: John Hodge identified major budget needs.

FCSA must quit fixing things with bandaids. Our biggest needs at this time are equipment and maintenance staff. Our equipment is breaking down because it is so old. There aren't enough mowers to do the job even if we have enough people. A good used mower is about \$7,000, a new one around \$14,000. We need a budget that allows for expenses; so if something breaks, we can fix it. We must replace equipment on a regular schedule, such as mowers, trimmers, and golf carts.

Discussion/Approval: Assessment Increase for 2015-2016

Director Hagen made the motion: "Increase all Memberships by \$3 per month, pursuant to our Declarations and the Consumer Price Index". Bill Herman seconded the motion.

The CPI increased sufficiently from 2008 to 2015 to allow a \$3 raise for each membership, which falls under the requirements of the Declarations. Hagen explained during the discussion period that the raises recommended are for "Regular Assessment": $\$35 + \4 (Impound Fund) + $\$3$ (increase) = $\$42$. "Residential Assessment": $\$34 + \3 (increase) = $\$37$. This makes the total for a developed lot $\$42 + \$37 = \$79$ (new monthly assessment). An undeveloped lot and FRMs would increase \$3 each. The increase will take effect on October 1, 2015.

Motion passed on a roll call vote: Sandra Hagen – yes, Bill Herman – yes, Myrna Cassel - yes, B.E. Sweet – yes, Ann Barron – no.

15-Minute Discussion Period.

Katy Brown: What if we had a list of needed repair items for FCSA? That way, anyone could see the things we need and donate those items if they so desire. Anything from paint, time, or money, Kathy Earwood: Cars driving too fast and vandalism are concerns all over the Fort. John Rosettsky: Consistency is needed for renters.

RECESS OPEN MEETING TO GO INTO EXECUTIVE SESSION: TIME: 10:49 AM

RETURN TO OPEN SESSION – Oral Summary of discussion held: TIME: 11:23 PM

The creek work is almost done. There is still equipment out there, but the work appears to be finished. The board will discuss the Declarations and decide what needs to be brought to our attorneys. FCSA will get a credit card for purchases. A budget workshop will be scheduled as soon as the board has input into the budget needs. There has been some movement on the red house at long last. Action should be taken soon. The board briefly discussed Hodge's contract.

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on August 15, 2015, at 9:00 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 11:58 am.


Myrna Cassel, President

Minutes submitted by: Renee Ford


Bill Herman, Secretary