

Board of Directors

Fort Clark Springs Association, Inc.
Regular Meeting
March 15, 2014



The Board of Directors of Fort Clark Springs Association, Inc. met in regular session on Saturday March 15, 2014 in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by acting President Bill Herman. A quorum was established with the following directors present: Roby Roberson, Sandra Hagen, and B.E. Sweet. Also present was Jodee Stevens, Director of Operations, and Monique Jensen, Office Manager. Observers recorded in Board Minutes Binder.

ANNOUNCEMENTS/CORRESPONDENCE: None

APPROVAL OF MINUTES: Hagen moved to approve the Regular Board Meeting Minutes for February 15, 2014 with minor corrections. Roberson seconded the motion. Motioned carried with all voting in favor.

DIRECTOR OF OPERATIONS REPORT: Stevens opened stating in spite of rain Fort Clark Days was a fun event this year. Recognition of thanks was given to all the volunteers that helped and worked very hard planning this year's festival. Stevens went on to announce the Pro Shop has a new manager—her name is Pat Hidalgo. Ms. Hidalgo is doing very well in bringing the Pro Shop back to order. A new computer with Point of Sale system has been put into place to help with inventory and better tracking of customer use. Future goals are to have a Golf Marshall and a Golf Pro. RV Park will start having improvements with painting numbers on the pad sites and painting the buildings. Future goals are to have a general store and Point of Sale computer system. We hoped to get more business from the solar farm but that has not happened. Marketing campaign will start marketing more to bring in more RV and Motel revenue. The Giblins have been to 5 shows and have passed out pass cards to track the returns on our marketing. E-mails have been collected and we know of 5 passes that have been returned. Their next show is in April in Midland. We have received the audit draft. Waiting on information to be finalized and we should have it for the Annual meeting at the end of March. This auditing firm is working very well with us. They have given suggestions to help us streamline which will make next year's audit go smoother.

COMMITTEE AND ORGANIZATION REPORTS: The following committees presented oral reports to the board: Architectural, Golf, Preservation, Community Council and Recycling.

ARCHITECTURAL: Glenn White reported 9 permits were applied for and approved.

GOLF: Las Moras Tournament is in full swing. Bigger turn out this year than was anticipated. No official report yet. Roberson commented the course was in bad shape.

PRESERVATION: Phylis Giblin reported that the committee is presently working on the Service Club. Commissary French drains will be done next and then work on Seminole Hall to follow.

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

March 15, 2014

COMMUNITY: Allison Watkins reported they met for over 2 hours. Questions regarding the phone system were raised. Status of Fort Clark Springs being a Homeowners Association was raised. Marilyn McNurlin and Sue Martin stood and gave thanks to the Board of Directors and Director Stevens for getting the Fort to look great for Fort Clark Days. They also stated they don't have the final financials on the weekend but declare it was a great success in spite of the weather. Allison also submitted a proposal for an increase in the Adult Center hours. See attached. Hagen commended Community Council for coming with a solution instead of complaint.

RECYCLING: Judy Winchell reported the Recycling center received a certificate of recognition. This year 31 tons recycled. Recycling saved the Fort \$31,000 this past year. Recycling saved 217,000 gallons of water.

Approval: Dedication/Naming of Recycling Center and/or Road to Recycling Center in honor of Lee Winchell: Hagen moved pursuant to members' request to discuss the dedication/naming of the Recycling Center and/or Road to Recycling Center. Roberson 2nd the motion and it was carried. Hagen amended her motion to discuss naming the Recycling Center to the Lee Winchell Recycling Complex. Roberson 2nd the motion. Sweet started the discussion by stating that he didn't want a decision to be made until a 5th Director was in place on the Board. Hagen commented that this vote or change does not affect operations or financial decisions. It is merely and honorary naming. Roberson made the statement that when the topic originally was presented he did not second the motion because he felt that Mr. Winchell was responsible for the budget of the current Recycling Center being way over; it wasn't FCSA's land to build on in the first place; bathrooms at the campground done horribly with Winchell being responsible for the contractor hired; the Dickman Hall restaurant debacle happened while Winchell sat on the BOD; bathrooms at the RV park are terrible; Shafter Hall remodel was done poorly; and that Mr. Winchell was a disrespectful man. He stated he will not vote for the renaming/dedication. Hagen advised Roberson that all of his stated reasons are from the past. Hagen recognized Director Stevens for comment. Director Stevens stated that Mr. Winchell worked every weekend at the Recycling Center; and he sat on the Preservation Committee. The vote was called for: Hagen and Herman voted for; Roberson voted against; and Sweet abstained from the vote. A member in the audience questioned the vote as being a vote that had majority. Roberson call for a new vote and stated he wanted to change his vote to avoid further and future arguments.

Consideration/Discussion: Adult Center Hours – Roberson moved to discuss changing the Adult Center hours. Hagen 2nd the motion. Motion carried with all voting in favor. Discussion started with Sweet stating the membership is the lifeblood of the Fort and several groups want to use the center when it's closed. Hagen stated that a discussion needs to happen with Director Stevens for logistic matters and to determine the immediate need to have personnel there. Roberson posed the question of whether or not the center has always been closed on Saturday afternoons. Hagen and Herman commented the hours have been that way for a long time. Roberson suggested that a solution should be brought to the next BOD meeting. Sweet stated the BOD needs to direct Director Stevens to come up with a plan. Hagen amended the motion to come up with a solution for the Adult Center. Sweet 2nd this motion. Motion carried with all voting in favor.

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

March 15, 2014

Discussion: Speed Bumps Roberson moved to discuss placement of the speed bumps. Hagen 2nd the motion. All voted in favor. BOD asked Director Stevens to respond. Stevens stated the placement of the speed bumps are at the intended location and that miscommunication happened by naming the cross streets wrong. Sweet added that more speed bumps need to be placed at the horse stables and recommends for Director Stevens to have carte blanche to place speed bumps where they are needed.

Discussion: Catching Minnows in Creek Roberson stated he was approached at Fort Clark Days regarding this topic. It was stated that our current FCSA Rules & Regulations state seining is not allowed.

Discussion: Mix up with Video Hagen asked Director Stevens to clarify a statement made in an editorial in the newspaper. Stevens stated that she misstated the availability of the video, and when a member enquired about the availability was the employee misquoted information they were given. The video will be made available to the public after the annual meeting.

Discussion: Phone System Roberson stated he was told there are problems with the phone system. He asked if there was a 2020 phone number. It was discussed that with inclement weather there are times the system will go down for a few minutes.

Discussion: Advertising Results This topics was discussed during the Director of Operations report.

15-MINUTE MEMBER DISCUSSION:

Allison Watkins: Stated that most of her questions statements were already addressed previously. She stated that she had 15 copies of the promotional video with her. She also promised members that she would make an appointment with Ms. Stevens regarding the Adult Center. Helen Marie Jones: Addressed Mr. Herman and asked for an apology from an outburst towards her at the last Community Council Meeting. Mr. Herman expressed his apology. Susan Perryman: Complains about barking dogs in Unit 14 and wants something done. She stated that CC&R's state 2 pets per household are allowed. Linda Gurzynski: not present. Elvis Davis: Doesn't want to have Rules & Regulations changed just for him. Mr. Davis was questioned if he thought it would be good to change the Rules & Regulations? He stated: yes. Deane Bauman: Questioned the status of FCSA being a true Homeowner's Association. States according to his research FCSA is not a HOA. Art Baker: States that it is illegal for FCSA to act as an HOA

RECESS TO EXECUTIVE SESSION 11:05 A.M. Emergency Contract issues have been brought to our attention.

RETURN TO OPEN SESSION 12:11 P.M.

ORAL SUMMARY OF DISCUSSION HELD IN EXECUTIVE SESSION:

Emergency contract issue was discussed and resolved. It was also noted the video camera did not record any part of the meeting—it is was assumed the camera was malfunctioning. Reminder given of the Annual Membership Meeting on March 29 at 10am in the Post Theater.

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

March 15, 2014

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on April 19, 2014, at 9:00 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 12:14 P.M.

Sandra Hagen, Secretary

William Herman, President