

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

June 19, 2021



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, June 19, 2021, 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 Bill Herman, Secretary Robert Mumme and Director Memo Guzman. Also present was Executive Officer/General Manager, Alan Peterson and Executive Secretary, Julie Moreno.

APPROVAL OF MINUTES from Regular Board Meeting on May 15, 2021. **Motion to Approve Minutes by Secretary Robert Mumme; 2nd Vice President Linda O'Brien. Motion Approved Unanimously.**

VICE PRESIDENT'S REPORT: June Speed Awareness Month. President Travis Huey reported that Sheriff Coe was going to come in and talk about June Speed Awareness Month, but could not make it. Vice President Linda O'Brien reported that we have a group who is attempting to help with awareness which was one of the big issues from the last Town Hall. A member, Lela Robbins, has donated \$100.00 to make posters. Sharon Gregorc and Vice President Linda O'Brien have been helping and seeing a change. This campaign has been successful and plan to do this every year in the future. President Travis Huey thanked the Sheriff's Office for helping out after being contacted by a Member of the Board.

SECRETARY'S REPORT: Secretary Robert Mumme reported that we received one piece of correspondence from St. Andrew's Episcopal Church thanking the Fort for the donation in the name of Mary Frances Partlow.

TREASURER'S REPORT: Treasurer Bill Herman reported the Motel Revenue for May 2021 - \$17,338.00. Member Services Board Report includes Transfer Fees and ReSale Certificate Fees of \$2,625.00 for the month of May 2021. Collections Board Report for May 2021 is a total of \$27,190.00, Delinquent Notices Percentage of Payments Received - 58%, FRM Delinquent Notices Percentage of Payments Received - 71%. Breakdown of Restricted Fund for May 2021 - Restricted Fund Balance \$388,135.33, Letter of Credit Guarantee \$152,000.00, Amount Owed to Preservation Fund \$11,736.43, available to Fort Clark Springs Association \$224,398.90. Fort Clark Springs Net Income Before Estimated Bad Debts and Depreciation for May 2021 - Net Income Loss -\$40,407.08, Depreciation \$11,876.12, Bad Debt Expense \$22,312.20, Net Income Before Estimated Bad Debts & Depreciation -\$6,218.76. The May 2021 Profit & Loss for Fort Clark Springs - Gross Profit \$164,741.51, Expenses \$205,148.59, Net Income Loss -\$40,407.08. The October 2020 through May 2021 Profit & Loss for Fort Clark Springs - Gross Profit \$1,520,140.02, Expenses \$1,727,156.08, Net Income/Loss -\$208,016.06. The May 2021 Profit & Loss for Las Moras Corporation - Gross Profit \$1,500.20, Expenses \$2,129.25, Net Income Loss -\$629.05. The October 2020 through May 2021 Profit & Loss for Las Moras Corporation - Gross Profit \$9,103.70, Expenses \$9,448.09, Net Income Loss -\$344.69. Fort Clark Springs Restricted Fund Profit & Loss for May 2021 - Gross Profit \$5,079.20, Expenses \$1,960.95, Total Net Income \$3,118.25. Fort Clark Springs Restricted Fund Profit & Loss for October, 2020 through May 2021 - Gross Profit \$41,286.00, Expenses \$17,610.42, Net Income \$23,675.58. Bank balances for Texas Community Bank for June 17, 2021 - Checking \$54,760.45, Credit Card \$119,792.60, and Money Market \$9,294.00. Bank balances for Bank & Trust for June 17, 2021 - Las Moras \$7,141.70, Restricted \$385,523.06, General \$195,213.53, and Historical \$474.90, Total \$772,200.24. Vice President Linda O'Brien suggested that Historical on the Bank Balances be changed to Preservation. Member questions. Director responses.

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EXECUTIVE OFFICER/GENERAL MANAGER REPORT: EO/GM Alan Peterson reported that historically our slow months are June, July and August for Motel. Last year, the Pipeliners were here so it was better. Things we have been working on - Duck Inn is open. The Pool and Park have been a success and is covering the expenses. Dickman Hall is open Thursdays, Fridays and Saturdays. Dickman Hall is covering expenses and bringing in revenue. We spent \$4,000.00 upgrading the plumbing system. Dickman Hall will be closed this next week as we will not have a bartender, but will reopen 4th of July weekend. 5 more motel rooms have been remodeled. Dressers, bedding and skirting will be in the rooms soon. Window treatments are being worked on. We have started training and getting the logistics in on the Property Management System. We will go online the week after July 4th. This will give us Online Reservations with the Motel, RV Park and Campground. Sherry, our Recreation Department, has been doing a great job. International Picnic Day was yesterday - we had hotdogs, chips and drinks. We had about 50-60 people. Donations for the Fireworks have been secured. Upcoming events are: Ice Cream Social, Watermelon Day and Rootbeer Float Day. In July, the GolfNow reservation system will be installed. This will put our Golf Course online and advertised throughout the country. There will be a Town Hall next Thursday in the Boardroom. Manager interviews are being scheduled for the RV Park next week. No new things will be planned for the next 2 months. Trial A/C for the Maintenance, Security and Recreation Offices is working well. This A/C system is perfect for these buildings.

COMMITTEE REPORTS:

Airport Committee - by Secretary Robert Mumme: There were 3 guest pilots who landed at the Fort over the past month, all of which were member guests. We welcomed one new recreational member who will be parking his aircraft in the community hangar, and one new residential member who will be parking his aircraft in his personal hangar. On or about April 15th, the light at the main hangar was broken. It needs to be replaced. This was reported to the General Manager on April 15th and a follow-up to that request was sent on June 1st. Replacement of the light would be appreciated. Per General Manager Alan Peterson, the light was replaced. There is another electrical issue and will be addressed. The airfield was mowed 3 times and was treated for mesquite and fire ants.

Architectural Committee - by Secretary Robert Mumme for Phoebe Bordelon: We've been steadily working on permits and violations. We have several new properties (members) and hope to continue to see more new people on the Fort.

Golf Committee: No report.

Preservation Committee - by Phil Coburn: Our current project is the Powder Magazine. The door needs to be replaced and there is cardboard covering it. The door will look old to match the 1854 building. We will be cleaning up the exterior and interior of the building. Windows will also be replaced. Eventually, we would like to remove the windows and replace with stone. No other projects until this Fall. We are going to try and accumulate funds for the Hospital. Vice President Linda O'Brien reported that Preservation did an excellent job on the wall at Seminole Hall.

Recycle Committee - by Secretary Robert Mumme for Helena McBride: Cardboard bales were picked up this week. We should get some money in 2 months. We need to get the weeds cut down and the gas cylinder refilled for the forklift.

Las Moras Restoration Project - by Secretary Robert Mumme for Chris Hale: Significant progress has been made during the last month. The Las Moras Spring historical marker has been placed in a prominent

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location at the approach to the pool. Some important structural repairs have been made along the north side of the pool, including filling the gaping hole that created such a risk of instability of the pool. The scope of this work is about \$20,000.00, which is being paid for by money donations and volunteer labor. Tim Ward has done heroic work, without which these critical repairs could not have been accomplished. The repair to the north side gutter drain pipe is ongoing. Executive Officer General Manager Alan Peterson reported Tim Ward, Russell Nowell and Philip Garcia have been working on the drain on the North side. We bought a new 12' pipe to replace the old one and support it this time. Russell Nowell has redone the grates on the side of the pool.

By-Laws Committee - by President Travis Huey: The By-Laws Committee is still working through some of the changes. There are some documents that need to be found.

COMMUNITY COUNCIL REPORT by Natanya Watkinson: Community Council had their last meeting for the summer. They will resume September 11, 2021 at 10:00 a.m. Events coming up will be July 2nd - Grease, side of Post Theater. Another movie will be shown on Labor Day weekend. Ghostly Tours will be October 29 and 30. Fort Clark Days will be March 4 and 5, 2022. The next Fort Clark Days meeting will be August 16, 2021 at 6:00 p.m., at the Adult Center. Our fundraising goal is \$15-\$20,000.00. After expenses and keeping some money from Fort Clark Days to start up the next years' Fort Clark Days, a donation will be made to the Historical Preservation Fund to help support and promote the history of Fort Clark. We are looking for sponsors and hope to have our sponsorship letter approved today by the Board. A community member requested having a list of services other members may give on the Fort; such as, plumbers, electricians, etc. Director Memo Guzman asked how much currently does Fort Clark Days have in their account? Natanya Watkinson reported that they have \$7,200.00 in their Fort Clark Days Account. No other fundraising has been started - only the sponsorship letter.

OLD/UNFINISHED BUSINESS:

Tabled Item 1: Rules & Regulations Change - Dogs Barking. The Committee has been working on this and has some hurdles to go around. There was a Board Resolution found that turned the Rules & Regulations into a declaratory instrument which changes on how we can change the rules. Committee and Board members are digging into this. Member Comments. Director Comments. Continue to table this item.

Tabled Item 2: New Lease for Wastewater Treatment Area. The document that was given to the Board and membership was to combine the original 40 acres and the additional 43.2 acres that were given to MUD for expansion of the Wastewater Treatment Plant, which is a collaboration between the City of Brackettville, the Fort and MUD. We researched the document we have on file and that lease was signed in 2019 combining those 2 pieces of property into one lease. The actual document that was brought before the Board was a document to lease the irrigation system of the golf course to insure the ability of MUD to release the water. We will not sign this document until we have time to review it and work with our attorneys until we get the things we need in this document as well. There are certain things we need to control, talk about and need to have documented. Director comments. Continue to table this item.

Tabled Item 3: Two-Way Radios. EO/GM Alan Peterson reported we have no other communication between our security staff except for cell phones. He has not had time to research this quote from NetPro1 fully as he just received it this morning and requests time to see if there is anything out there equivalent at a lesser price. Secretary Robert Mumme made a suggestion to approve an amount that EO/GM Alan Peterson can negotiate with to get something that will fall in this price range. He will also not have to wait 30 days. These radios will not only communicate between security, but would run through the county. Director

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Comments. Member Comments. **Secretary Robert Mumme made a Motion to Approve 12 radios up to a cost of \$7,901.00 through NetPro1 or a competitive system with a different company. Treasurer Bill Herman 2nd. 4 Directors Approved, 1 Director Opposed. Motion passed.**

EMAIL VOTES:

Email Vote 1: The Board has had one email vote during the month. It was an approved variance for a fence.

NEW BUSINESS/ACTION ITEMS:

Action Item 1: Placing Stop Signs onto Fort Clark and Scales Road. Director Memo Guzman recommends putting two three way stop signs between Fairway Circle and Scales Road, specifically making the intersection at Scales and the intersection at Airport Road a three way stop due to a high population in that area. Erect one three way stop sign at Scales and Pecan Roads. Member Comments. Director Comments. **Director Memo Guzman Motioned to Approve the Three Way Stop Signs at 3 intersections - Scales and Pecan, Fort Clark Road and Scales, and Fort Clark Road and Airport Road. No second. Motion Not Passed.**

ANNOUNCEMENTS: EO/GM Alan Peterson reported that all addresses have been reported to Concierge Plus to have installed. We have identified most 911 addresses. Fort Clark Dispatch Newsletter has come out June 1st. It is located on the Fort Clark Website. Member concern regarding Oak Lane Flooding. Thank you to the pool staff for enforcing the rules.

ADJOURN to Executive Session: General Discussion 10:24 AM

RECONVENE REGULAR OPEN SESSION: 12:54 PM
Community Council Sponsorship Letter was approved with two-night motel change on the General and Colonel. The needs for Fort Clark Days and Ghostly Tours are operational situations and Community Council will work with EO/GM Alan Peterson. We will get through this year and then work on a Memorandum of Understanding with Community Council going forward.

NEXT REGULAR BOARD MEETING: Next meeting will be Saturday, July 17, 2021, Fort Clark Boardroom, 9:00 AM. Seating will remain the same unless notified that there are changes with the COVID-19. A Town Hall will follow at 1:00 p.m.

ADJOURNMENT: Meeting was adjourned at 12:56 PM.

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