

Board of Directors

Fort Clark Springs Association, Inc.
BOD Regular Board Meeting
Saturday, June 15, 2024



The Board of Directors of Fort Clark Springs Association Inc., met on Saturday, June 15, 2024, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:1 am by President Lisa Vale. The following Directors constituted a quorum: President Lisa Vale, Vice President Guillermo Guzman, Secretary Tony Hackebeit, Director John Wylie joining remotely, and Treasurer Jason Long. Also present was Executive Director/ General Manager, Charlena Cavender and Executive Secretary, Cassie Reyes.

APPROVAL OF MINUTES: Minutes from May 18, 2024 were presented for approval. John made the motion to approve minutes with the edit of a minor clerical error on the financials for the Fidelity account. Lisa seconded the motion. Three directors voted to approve the motion, one abstained from the vote. Motion passed.

SECRETARY'S REPORT: No correspondence was given.

TREASURER'S REPORT: For the Texas Community Bank Credit Card FCSA has about 108 thousand dollars. General Fund 270 thousand dollars. Golf course funds are up 20 thousand over last year. Motel is down purely due to a lack of water. The RV park is still on track due to the workers. There was an extra payroll during June so that made a difference in the bottom line for expenses.

GENERAL MANAGER'S REPORT: Motel support beam has been replaced and repainted. Bids for the other rotting area on the motel will be sent to the board. Hopefully it can be taken care of by the end of the year. There has been upgrades to bed sheets, travel accessories in rooms, and she is working with Russel to try to modernize the headboards with photos of the Fort's history. Member services, we are continuing on working on delinquent accounts which we have quite a few people on payment plans. We are still trying to get emails. We do need that that will definitely help in reaching out to members. The RV park has painted bathrooms, power washed the concrete, and changed the lights, among many other improvements. Golf course tree clean up is still continuing. Maintenance crews are working in all areas. Working on events to bring in more revenue for the fort. Bathroom repairs are being done to the security shack. Member comments. Board comments.

COMMITTEE REPORTS

Airport Committee -by Stan Martin: The airfield was mowed and treated for fire ants and mesquite twice this month. While the grass isn't growing, the mesquite thrives. Fort Clark Springs Airport pilots, in partnership with Little Dreamers Foundation and EAA Chapter 1608, hosted 7 aircraft and 12 pilots to stage for a Junior Aviation Day held at Del Rio International Airport on May 18, 2024. All of the pilots stayed at the Fort Motel. At Junior Aviation Day, over 100 children were in attendance from Brackettville, Del Rio, Comstock and Uvalde, and 80 of them were flown in the aircraft that we hosted, along with local aircraft. Thank you to Maria Perkins for all of the work she put into making that event happen. We are hoping to bring back our open house events that we used to host pre-COVID. More details to come in the fall. Director comments. Member comments

Architecture Committee - by Frances Bitter: Since the last meeting Architecture has approved three permits, tabled one, and waived the fees on one violation with the agreement that the violation will be corrected by July 15th. Director comments. Member comments.

Golf Committee - Emailed in by Katie Brown: The Golf Committee has not held any tournaments since the Shrimp Boil held last month. We do however, continue to assist with and support other tournaments if help is needed. We have awarded two \$1000 scholarships to two BISD seniors as we have done every year. Have a great summer and stay hydrated on the golf course if playing in the heat of the day!

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Preservation Committee - Submitted by Constance Kilgore: Two guests from the Kinney county commission were at the last meeting. Their topic was maintaining and cleaning historical plaques. Fort Clark has 17 historical plaques and 8 historical medallions on our property. We will start a restoration project on the historical plaques and medallions in the Fall of 2024. Jack Marsh, head of the repair and maintenance task force, gave a report of their recent inspection. Access to bats in Seminole Hall needs to be closed. Dickman Hall and the Service Center are also needing work done as well. The Historical Society will be providing the Preservation Committee written reports on repairs. H.N Bitter will be the liaison between the preservation committee and the historical society. The Community Council is giving the preservation committee 4 thousand dollars. The money will be spent on the repair of the broken windows in the Commissary building. Director comments. Member comments.

Recycle Committee - by Helena McBride: Since December we've had 15 bales and 17 boxes of other items. We will be closed on July 4th. We are short on volunteers. We need volunteers. Helena applied to get a grant for a new forklift. She will be updated in September. Director comments.

COMMUNITY COUNCIL REPORT- Presented by H.N Bitter- Community Council voted to give thousand dollars to the preservation committee. We need volunteers to man the booths for 4th of July. Ghostly tours will be on November 1st and 2nd. September will hold the first Fort Clark Days meeting. The second gun raffle is underway. AED will be in the Gym, Community council has received verbal approval but would like written permission from the GM and the Board. The Community Council voted to lease another AED and will vote on where to place it.

EMAIL VOTES:

Email Vote 1: Patton Hall Support Beam Repair- Motion to approve repair damaged support beam at Patton Hall by BMG for \$11,300.00. Vote approved unanimously.

Discussion/ Action Items:

- **Kinney County Groundwater Conservation District-** A discussion was had on what could possibly be done to fill the pool. Genell Hobbs speaks about the spring going dry and explains the board of directors from the KCGD are open to discussion and having a working group to see what can be done for the pool. The FCSA Board of Directors, agree. Director comments. Member Comments.
- **Collections Policy and Fees-** President, Lisa Vale would like to highlight this subject as a reminder. We are diligently trying to get where we need to be. We need members to pay their assessments. We are trying to move forward with repairs and other things needed on the Fort. We are putting those that are delinquent on their accounts, on notice. In the policy, you are delinquent 30 days after the due date. Charging 10% interest on uncollected fees is a discussion that the board will have. Addresses need to be updated , it is the members' responsibility to make sure this is taken care of. Director comments.
- **Property Tax Protest -** Giving an update, FCSA has protested all of the common property. Tax code 2318, states as an HOA, our property values are connected to our amenities. If we didn't have our amenities, then our property values would lower. Property code 23.18 says we should be taxed at a nominal rate. FCSA has approached an attorney and their opinion is that we are being overtaxed on our common property tax. FCSA has sent a letter to see if the taxes may be lowered. The Board of Directors will keep the membership updated. Member comments. Director comments.
- **Golf Course Alteration-** Mounds were left on the golf course. Max, the Golf Course Superintendent, would like to remove them all. They are not beneficial to the course. Some of the dirt we can move. Basically it's just a labor cost, to move the dirt, sift it, and use it where we can. Dirt will most likely be stored in the maintenance area. We are not contracting anyone to work on this project, we will use FCSA's Golf Maintenance employees.

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John suggests gathering an accurate number and map to know how many mounds will be removed. Lisa requests to table the topic until we can map it out.

ADJOURN to Executive Session:

11:08 am

RECONVENE REGULAR OPEN SESSION:

1:43 pm

The Board of Directors needed to vote on Foreclosures.

Motion was made, by Jason Long to propose on account number one. Tony seconded the motion. Vote was unanimous.

Motion was made by Jason Long to propose on account number two. Tony seconded the motion. Vote was unanimous.

Motion was made by Jason Long to propose on account number three. Tony seconded the motion. Vote was unanimous.

Motion was made by Jason Long to propose on account number four. Tony seconded the motion. Vote was unanimous.

Motion was made by Jason Long to take back account number five. Tony seconded the motion. Vote was unanimous.

Motion was made by Jaosn Long to propose on account number six. Tony seconded the motion. Vote was unanimous.

NEXT REGULAR BOARD MEETING: Next regular meeting will be, July 20 2024, Fort Clark Boardroom, 9:00 AM.

ADJOURNMENT: The meeting was adjourned at 1:45 PM.

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