

Board of Directors

Fort Clark Springs Association, Inc.
BOD Regular Board Meeting
Saturday, September 21, 2024



The Board of Directors of Fort Clark Springs Association Inc., met on Saturday, September 21, 2024, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 am by President Lisa Vale. The following Directors constituted a quorum: President Lisa Vale, Vice President Guillermo Guzman, Secretary Tony Hackebeit, Director John Wylie, and Treasurer Jason Long. Also present was Executive Director/ General Manager, Charlena Cavender and Executive Secretary, Cassie Reyes.

APPROVAL OF MINUTES: John Wylie made a motion to approve the minutes from the August 17, 2024 Board of Directors Meeting. Memo Guzman seconded the motion. The vote was unanimous to approve.

SECRETARY'S REPORT: No correspondence was given.

TREASURER'S REPORT: Jason Long reported that the accounts are still close to 1 million dollars. We did use \$88,000 to prepay our Insurance. Current Net Income was down \$22,600. FCSA received \$2,000 in dividend income, most likely from the Fidelity account. Motel is currently down. Month to date revenue was \$9,000 versus \$32,000 from last year.

GENERAL MANAGER'S REPORT: Office Staff/Motel: We have recently sent out 209 letters to all delinquent members over 60 days. Our current delinquency that is 60-121 days plus is \$344,769.63, and we have \$199,447.83 who are currently with our lawyers. We are currently auditing and correcting all members addresses, contact information and names so that we can upload this information into Buildium. Motel is booked this weekend with 38 reservations and October is also booked to be full. Maintenance: Maintenance will be working on tree trimming. We are still working on finding a solution to street stripping. We have cleaned out Seminole Hall's basement in preparation for the Ghostly tour. There was more beautification done in our Arbor/courtyard, specifically to help prepare for the Memorial for Mr. Goodson on 9.13.2024. Trees have been trimmed in the Arbor and Gutters are being cleaned and looking at areas in need of repair. Maintenance will be working on the upper deck of the motel to take out the outside carpet and replace. RV Park: No news to report at this time. Security: We are very thankful that the Community Council has voted to replace the flooring at the guard shack which was donated by a member. It is 9x9 ceramic tile and is a peach color. Tom will be installing that once our maintenance replaces the cabinets. Hunting: Our current youth hunt has had 7 youth participants and 9 more that are reserved. We also have 4 plus dove hunters scheduled. The office has been calling all past hunters to schedule hunts. Lee/Philip and Matt have been working very hard at cleaning and maintaining the hunting areas. Matt has been uploading videos/Cassie has made brochures and we have had very positive feedback. Golf course/Greens: The green room at the golf course is proposed to name it the Los Moras room and has been revitalized with paint and curtains. The patio looks amazing, though there is one more item that David will be working on and that is the bottom lighting for the patio. The pump is working great, and we are now back to our regular watering since we have dredged around the area in the pond that feeds our water. So we will not need to manually water at night. Last item for the finishing items for the Pro-Shop is to paint the outside of the building. Volunteer Support: We are looking for a trailer for the Ghostly Tour event to transport people for the tour. We will also need volunteers to help decorate as well. Vendor work: Most of the work has been completed for the front fence, but we still have one section left, but was not part of the original bid work and this will be an additional \$1,500.00, but I have not chatted with the board yet about this. We also found a portion of the fence near the rendezvous park that has fallen which has been repaired. Events: Ghostly tours will be October 26 & November 2/Community Counsel & FCSA are working as a team. Youth Hunt for all youths are for the month of September. We are planning a spa day for the women of Brackett and the Fort. We are working on the Fall Festival. October 31st, there will be an outdoor movie at the Pro-Shop on the patio and margaritas which Daniel will be serving, more to come. Other items to note: As a reminder, when tree branches break and hit vehicles and members asking if our insurance will cover this. The answer is no as our insurance does not cover acts of nature. You will need to reach out to your own insurance company.

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COMMITTEE REPORTS

Airport Committee -by Stan Martin: The airport was mowed and treated for thorns and ants. In the next month we expect our winter Texan pilots to return.

Architecture Committee - by Frances Bitter: Since your last meeting, we have approved one permit and tabled another permit until we receive needed information. We've negotiated a couple of times and issues were resolved. Since before I was on this committee, we've had issues with finding out what the board's action may have taken on the issues we send in. We sent one issue in Unit 7. It's been ongoing for years. We sent it to the board and have not heard what your decision was. We also sent you a working without a permit in Unit 15 and have not heard back. A system is needed to know what the decisions are from the board and who communicates that to the committee. Director comments. Member comments.

Golf Committee - Emailed in by Katie Brown: The golf committee is purchasing two pallets of grass, St. Augustine for landscaping at the pro shop and Bermuda to patch areas on the greens. They have also purchased chemicals for the course. David Mann is rebuilding the water boxes by the tee boxes. There are two tournaments coming up, the Shrimp Boil on September 28th. All the proceeds from this tournament, less expenses, go towards improvements on the golf course. We encourage all golfers to participate. Not only is the shrimp awesome, but they will be supporting the upkeep on our course. October 5, 2024 is the Kinney County Church Alliance Tournament. It's a fun tournament with a serious purpose. The proceeds benefit the increasing numbers of seniors, families and children who depend on KCCA Outreach ministries. KCCA provides commodities. We are all struggling in this economy so you can imagine how hard it is for the needy in our community. We go out for sponsors at \$100 each and welcome donations of any amount. KCCA is a non-profit entity and this event along with the golf ball drop are the only fund-raising events held annually to support our outreach ministries. Contact Katie Brown for more information or stop by the HOPE center. Golfers, mark your calendars and come out in support of your course and community.

Preservation Committee - Submitted by Constance Kilgore: Preservation Committee held their first regular meeting after the summer break on 9/11/24. During the break email votes were taken on two important subjects. The first was to get started on the museum repairs. The second was to obtain Preservation approval for the design and specifications of the new pool lights. Preservation and Historical signed off on approval of the pool lights to the Fort Clark Board of Directors.

Recycle Committee - by Helena McBride: Union Pacific rewarded us with a \$10,000 grant. This will hopefully allow FCSA to get a new forklift. She will work on another grant through coca cola. 22 bails and 18 boxes were shipped out and we were able to weigh everything. A bag of sneakers was also shipped out. In October we will receive the money from that. Volunteers are needed on Thursdays from 4-6 one time a month.

COMMUNITY COUNCIL REPORT- by Stephanie Calderon- The first Fort Clark Days meeting is scheduled for September 22. There will be a t-shirt drawing contest for FCD. Deadline is October 15. The raffle's second winner was Kurt Parlow. We have started the third raffle and it will go until Christmas day. Planning is going well with Ghostly Tours. Community concerns, people are being let into the fort without being called in. FUD paperwork, waiting on an update from the General Manager. Roads are also a concern, striping and potholes. Director comments. Member comments.

EMAIL VOTES:

Email Vote 1: Insurance Renewal: Email Vote Summary: Motion to approve paying insurance in lump sum of \$81,547.03 saving \$4,995.03 in interest. Vote to have an email vote 5 Votes- Yes. Vote on Motion: 5 Votes- Yes.

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Discussion/ Action Items:

M.U.D. Contract Update-Lisa requested to move the MUD contract update to the first discussion item on the agenda; there were no objections. John provided an overview of the timeline of events related to MUD, including the replacement of the pump and the polishing pond. Members and directors offered their comments on the updates.

Establish Election Committee- Sandy Hagan volunteered to be the chair of the election committee. The committee members include Sandy Hagan, Constance Kilgore, Pat Stephenson, Francis Bitter, and Sherri Dobbs. **Tony made a motion to appoint Sandy as chair and to appoint the other volunteers to the election committee. John seconded the motion. One director abstained, while the remaining board directors voted in favor of the motion.**

Survey of Capital Improvements Added to Election Ballot-The board and members engaged in a discussion about the potential addition of a survey to the election ballot. Various ideas were proposed regarding items that could be included, such as possible capital improvements, and how the survey could be distributed to the membership. Both directors and members provided feedback during the discussion. **No motions were made.**

Discussion on Association Road Repairs-A discussion was had regarding Fort Clark Springs Road repair actions. Charlena is currently working with someone who specializes in asphalt. A few things are waiting to be finalized in order for this person to start working on our roads. The best plan of action is to work section by section.

Discussion on Taps/Bugle Call- Members initially brought up the idea to have Taps playing on the fort. Discussion was had and the final consensus was that this should be a voluntary effort. If volunteers would like to see this happen then they are more than welcome to have a group of people dedicated to accomplish this.

Community Council Memorandum of Understanding for Fort Clark Days-Lisa read the memorandum of agreement. **John made a motion to approve the memorandum of understanding. Memo seconded the motion. The vote was unanimous.**

Discussion/Adoption of the Annual Budget- Lisa moved this item from discussion item nine to discussion item seven. Members discussed the member perks, proposing changes regarding pricing differences for members and non-members. Concerns were raised about the golf course's earnings and other related line items. Lisa noted that discrepancies were significant enough to postpone voting on the annual budget. A special meeting has been scheduled for September 27, 2024, at 3 PM to address these concerns. **This item will be tabled until that meeting.**

CPI- Assessment Rate Increase- This item will be revisited during the meeting scheduled for September 27, 2024.

Adjusting the Assessment Rate Start Date to January 1st- Aligning the assessment rate changes with the attorneys' calendar year simplifies the handling of delinquencies and reduces workload during busy periods, such as budgeting and insurance renewals. By implementing the new rate on January 1, members have more time to prepare for potential increases and can be encouraged to make annual payments. Additionally, this transition supports a smoother shift to a calendar year fiscal year in the future. **No motions were made.**

Common Property Alteration-Removal of Moguls on Fairway 2-The proposed alterations to the golf course involve removing moguls from fairway 2 and using the dirt to fill the area behind hole 1, marked for either grass or a planting bed. The project will require golf maintenance staff and equipment, with costs covered by regular labor hours and funded by FCSA Funds. The board discussed the potential benefits for course playability. **John made a motion to remove the moguls on Fairway 2. Memo seconded the motion. The vote was unanimous.**

ADJOURN to Executive Session:

12:55 PM

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RECONVENE REGULAR OPEN SESSION:

3:19 pm

The board discussed accounts that were ready for litigation but decided to hold off pending a vote on changing attorneys. Currently, there are two engagement letters to be utilized in tandem: Atlas Hall and Rodriguez from McAllen, and Charles W. Downing from Uvalde, who will work on collections and other association matters. **John made a motion to approve the engagement of the attorneys to start at their earliest convenience. Jason seconded the motion. The motion passed unanimously.**

NEXT REGULAR BOARD MEETING: Next regular meeting will be, Saturday October 19 2024, Fort Clark Boardroom, 9:00 AM.

ADJOURNMENT: The meeting was adjourned at 3:21 PM.

Board of Director