

Board of Directors

Fort Clark Springs Association, Inc.
BOD Regular Board Meeting
Saturday, November 18, 2023



The Board of Directors of Fort Clark Springs Association Inc., met on Saturday, November 18, 2023, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00am. by President Lisa Vale. The following directors constituted a quorum: President Lisa Vale, Vice President Guillermo Guzman, Director John Wylie, Secretary Anton Hackebel, and Treasurer Jason Long. Also present was Executive Secretary, Cassie Reyes.

APPROVAL OF MINUTES-From the Regular Board Meeting on October 21, 2023. John Wylie creates a motion to approve the minutes. Anton Hackebel 2nds the motion. Vote to approve the motion is unanimous.

SECRETARY'S REPORT: No correspondence was given this month

TREASURER'S REPORT: Up on motel revenue from last year currently at \$38,000 versus the \$27,000 from last year. RV revenue has doubled from 12k last year. Currently at \$25,000.

BOARD OF DIRECTORS REPORT: Skipping BOD report due to explaining more in depth on topics throughout the meeting.

COMMITTEE REPORTS

Airport Committee -Stan Martin: No report was given

Architectural Committee - by Frances Bitter: Since your last meeting we have approved 5 permits and moved a complainant to the Board of Directors due to it being a rules and regulation violation. We have been working with people to resolve their violations in a timely manner. We are still looking for people to fill two vacancies, please attend 4 of our meetings on Tuesdays at 5 here in the boardroom and apply to be on the committee.

Golf Committee - Emailed in by Katie Brown: The golf committee assisted Katie Brown with the church alliance tournament which raised money for commodities in Kinney County and acts of benevolence with senior and needy families. There were 32 players.

Preservation Committee - by Preservation President H.N. Bitter: This is a report for the preservation committee for 11/18/2023 The committee discussed the future repair of seminole hall. The type repairs needed range from window frames , glass screens and painting to possible major structural work. We are attempting to spread the work to more than one local contractor to speed up completion of our repair jobs. We do not have a firm strategy on that yet. Preservation gave voice, vote approval to the interior work needed to renovate the commissary bathrooms. We are waiting on year to date tax evaluations on our 6 historical properties which are the responsibility of the county historical commission. Respectfully submitted H.N Bitter. Board Comments. Committee Comments.

Recycle Committee - by Helena McBride: Applied for the Texas Recycling Day Grant. We received 10k. between last year. Between 4 grants and an anonymous donation we have \$26,500. We have enough to buy a

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slab for the building. Getting ready to lay the concrete and the cliche that was approved. Director comments. Member comments.

Las Moras Restoration Project - by Chris Hale: This month Las Moras Restoration Committee completed sidewalk work designed to improve disability access to and around the pool, finished picnic table repairs and completed repair work on the final limestone planter box.

Election Committee by Sandee Hagen: Candidate data sheets were put out on October 27th at the admin building, teen center gym, and golf course. We have not received any sheets yet. The election committee is asking for suggestions from the board and members to approach and tell them what the board is like. We already have a few names that they'll meet with after thanksgiving. still accepting suggestions. encourage members to apply. If you have changed the prop or sold it, please correct it at the admin building. you will not get a ballot if your address is not correct. Jan 3rd when candidate sheets are due. no exceptions. TBD on the next meeting. Board comments. Member comments.

COMMUNITY COUNCIL REPORT - by Barbara McFadden: we do have a secretary . the main thing is the comm rr cc did increase the amount that we will contribute to increase to 3k . BOD will receive a common alteration form. Community Council does have a nominating committee. Fort Clark Day's report from Frances was given. Guillermo Guzman makes a motion to Fix the commissary toilets. John Wylie 2nds the motion. The Vote was unanimously approved.

OLD/UNFINISHED BUSINESS: CPI : John goes through the numbers and explains where the money goes for the fort. Board discusses fort maintenance. Member comments. John Wylie Makes a motion to increase the assessments to 2.57%. Anton seconds the motion. Vote approved by majority.

EMAIL VOTES:

Email Vote 1: Motion to sell 2 FCSA vehicles - Vote on Motion: Approved Unanimously

Email Vote 2: Approval for Dominion Renovations - Motion to approve up to \$8,700 for Dominion Renovations to replace and repair corner support beam on Patton Hall. Vote on Motion: Approved Unanimously

Email Vote 3: Approval of Christmas bonus- Motion for an email vote to approve a Christmas bonus. Vote on Motion: Approved Unanimously.

DISCUSSION ITEMS:

DISCUSSION/ACTION ITEM 1: General FCSA update- Further discussion items are under the general FCSA update.

DISCUSSION/ACTION ITEM 2: General Personnel Issues- Anton discusses with board and with membership that we no longer have a GM because of action by the board. The issues that pertain to the fort no longer having a GM is to be kept private. Member comments. Director comments.

DISCUSSION/ACTION ITEM 3: General Manager- Topic is looped in with Item number 5

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DISCUSSION/ACTION ITEM 4: Board of Directors- John addresses the BOD's role. Explains that when there is not a General Manager in place, the board is to be the acting GM. They are to share the responsibilities and be given to the appropriate people.

DISCUSSION/ACTION ITEM 5: Recruiting/Head Hunting- Brittany Wylie is presented as a volunteer to assist in recruiting for FCSA. She will be cold calling people on the application websites and searching for more candidates to encourage them to apply for the position.

DISCUSSION/ACTION ITEM 6: Triumvir- General update, they are moving as fast as they can to update the financials and we will have a better idea of the accounts receivable. P&L's will be more clear for both employees and membership. They have remained professional since the departure of the previous general manager. Member comments. Director comments.

DISCUSSION/ACTION ITEM 7: Financial Status-Board discusses 2022/2023 audits amongst membership. Explains that the process of preparation is a bit difficult due to having to hunt down the information that is needed and was not kept up with in the past.

DISCUSSION/ACTION ITEM 8: Spring Monitor Presentation- Jim Burton (hydrogeologist) is requesting a device that sits in the well and will transmit data to a platform from the groundwater district. No disturbance will be made to the spring. John Wylie makes a motion to allow Jim to install the device into the spring and give him access to do so. Guillermo 2nds the motion and requested that the groundwater district provide a monthly report on what the data is. Vote on motion was approved by majority.

DISCUSSION/ACTION ITEM 9: Website Update-Brittany discusses the update of the website and will be diligently volunteering her time to maintain the previous minutes/agendas.

ADJOURN to Executive Session:

11:11 am

RECONVENE REGULAR OPEN SESSION:

2:30 PM

With the concern of property number 1. Guillermo Guzman makes a motion to go forward with foreclosure procedures. John Wylie seconds the motion. Vote was approved unanimously.

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

ADJOURNMENT: The meeting was adjourned at **2:31 PM**.

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