

## Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

Saturday, July 15, 2023



The Board of Directors of Fort Clark Springs Association Inc., met in a regular session on Saturday, July 15, 2023, in the Boardroom, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by President Lisa Vale. The following directors constituted a quorum: President Lisa Vale, Vice President Memo Guzman, Director John Wylie and by Zoom, Secretary Tony Hackebeil. Also present was Executive Secretary Julie Moreno.

**APPROVAL OF MINUTES** from Special Board Meeting on May 30, 2023. **Motion to approve was made by Director John Wylie. 2nd by Vice President Memo Guzman. Motion passed unanimously with three Directors present, one Director by Zoom.**

**APPROVAL OF MINUTES** from Regular Board Meeting on June 24, 2023. **Motion to approve was made by Director John Wylie. 2nd by Vice President Memo Guzman. Motion passed unanimously with three Directors present, one Director by Zoom.**

**SECRETARY'S REPORT:** We received no correspondence this month.

**TREASURER'S REPORT:** Revenue for June 2023: Motel \$41,000; RV Park \$27,500; Preservation \$36,793.57; Total in Bank Accounts \$1,381,495.99. June Income \$242,331.31; Expenses \$234,994; Net Income \$6,452.53.

**BOARD OF DIRECTORS' REPORT:** We received an \$8,000 dividend from Texas Mutual Workmen's Compensation for Safety. During the 4th of July holiday, we had 969 guests and members for a total of \$1,585. Christina Bitter was named Communications Coordinator.

### **COMMITTEE REPORTS:**

**Airport Committee** - No report was given this month.

**Architectural Committee - by President Lisa Vale for Frances Bitter:** Since the last Board of Directors Meeting the Architectural Committee has approved four (4) Permit Applications, tabled one (1) Permit Application and sent one (1) variance request to the Board. The Committee has sent out ten (10) violation letters ranging from loose dogs and parking on the street to lack of property maintenance. The Committee has elected Richard Moore as Vice Chairman. Congratulations Mr. Moore. The Committee has amended the ARC Policy 23-04 concerning fines, changing all references from (45) days to (30) days. After two (2) readings, it was approved and will be filed with the courthouse next week. A copy will be forwarded to the Board of Directors once it has been filed. The Committee has adopted a Code of Ethics for its members and a copy has been forwarded to the Board. The Committee continues to work on revising the Unit CC&R's, which will then be presented to the Board of Directors at a workshop. The Architectural Committee is still looking for applicants to fill two (2) open Committee seats. Regular meetings are held every Tuesday at 5:00 p.m. in the Boardroom. Anyone is welcome to attend a meeting to decide if you'd be interested in serving the fort in this capacity.

**Golf Committee - by David Mann:** Money from the tournaments go back to the Golf Course except for scholarships. Max Wilson is doing repairs. Some of the items bought this past month are aerator parts,

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sander, chemicals, fertilizer, sand, sprinklers, hose fittings, tires, oil filters and parts for the greens mower totalling over \$7,000.

**Preservation Committee - by H.N. Bitter:** No report given this month as the Preservation Committee is on summer hiatus.

**Recycle Committee - by Helena McBride:** The baler has been installed. Recycle did two bales last week. The hoses broke and we had a hydraulic spill which has been repaired. Volunteers are needed on Monday to help with bales.

**Las Moras Restoration Project - by Vice President Memo Guzman for Chris Hale:** Work on the bathrooms is essentially complete, only lacking installation of a urinal and some touch-ups. For the first time, they are now handicap accessible; there are motion activated lighting and exhaust fans; the Brown and Root-era barbeque pit is repaired with a sink added for convenience; and the building is painted in the official Post color scheme. We've made some recommendations to the Board for improving drainage to minimize flood damage in the Swim Park. We're awaiting bids for improving disability access and for an irrigation system in the high traffic grass area. We're waiting for the next period of non-use of the pool to repair ladders and to make a change to the pump system in order to open up the sidewalk on the far side of the pool.

**Recreation Committee:** No report given this month as the Recreation Committee is on summer hiatus.

**Ad Hoc Change/Alteration Process by Elizabeth Hodges:** The Committee disbanded after two meetings. Their goal was to make a process for common property alterations. Elizabeth Hodges, Chris Hale, Chip Riggins, Sandee Hagan, Sharon Gregorc, Frances Bitter and Vice President Memo Guzman as Liaison were on this Committee. The Common Property Alteration Form was made for the Board to review and approve.

**Solar Eclipse Committee by Christina Bitter:** Next meeting is Wednesday 7/26. We have been going over ideas and now we will start making concrete decisions and plans. A workshop will be planned with the board.

**COMMUNITY COUNCIL REPORT by Barbara McFadden:** A Motion was made to create an Eclipse Committee at their last meeting. The Board did not disband the previous Eclipse Committee as they had resigned. Need more communication on what the Community Council does. Would like more involvement from members. Community Council motions for the Eclipse Committee to stand. Board agrees. Director Comments. Member Comments.

### **EMAIL VOTES:**

**Email Vote 1: Board of Directors Appointment to the Secretary's Position.** Tony Hackebeil is appointed as Secretary to the Board of Directors.

**Email Vote 2: Approval Purchase of Refurbished Washing Machine.** The approval amount was up to \$5,700. This is still pending.

**OLD/UNFINISHED BUSINESS:** None.

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### DISCUSSION/ACTION ITEMS:

**Discussion/Action Item 1: Consider Canceling Trapping Program.** Director John Wylie has concerns with the lack of deer. 175 deer have been trapped this year. The Fort has made \$67,000. **Motion to approve presented by Director John Wylie. 2nd by Vice President Memo Guzman. Motion passed unanimously with three Directors present, one Director by Zoom.**

**Discussion/Action Item 2: Consider Approval of Ambitionz Lawn & Landscaping Cleanup for Unit 3.** There are two properties. Richard Moore from the Architectural Committee described the overgrowth of plants on the properties. The goal is to clean up the properties and remove the trailers. Director Comments. Member Comments. **Motion to approve clean up of lots was presented by Director John Wylie. 2nd by Vice President Memo Guzman. Motion passed unanimously with three Directors present, one Director by Zoom.**

**Discussion/Action Item 3: Discussion of Earmarking Recycle Center Income.** Helena McBride spoke about earmarking Recycle funds like Preservation so that money that is made from the Recycle Center can be put back into recycling and not into the general fund. Director Comments. Member Comments. **Motion to earmark recycle income presented by Vice President Memo Guzman. 2nd by Director John Wylie. Motion passed unanimously with three Directors present, one Director by Zoom.**

**Discussion/Action Item 4: Discussion of Unit 1 Trash.** Garbage collection was discussed by Secretary Tony Hackebeit. People are dumping. The moving of the trash trailer was not a permanent move. Secretary Tony Hackebeit would like to know if others are as concerned. We have no solution yet, but we are in the right direction. Director Comments. Member Comments. **No motion was presented.**

**Discussion/Action Item 5: Consider Approval of Transformer Upgrade at RV Park.** We have a transformer that is a Level 50 which is not big enough. Too much energy is going out because of the heat. Rio Grande has suggested upgrading to Level 100. The cost will be up to \$6,000. This will help many visitors and future growth of the RV Park. Director Comments. Member Comments. **Motion to approve up to \$6,000 for upgrade was presented by Vice President Memo Guzman. 2nd by Director John Wylie. Motion was approved unanimously with three Directors present, one Director by Zoom.**

**Discussion/Action Item 6: Consider Approval of Zero Turn Mower.** This is for one lawnmower. New blades were purchased for shredder. **Motion to approve a purchase of a 72" zero turn lawnmower with a 2 year/24 month warranty was presented by Secretary Tony Hackebeit. 2nd by Vice President Memo Guzman. Motion was approved unanimously with three Directors present, one Director by Zoom.**

**Discussion/Action Item 7: Consider Approval of Car for Security.** Director John Wylie presented that the vehicle for security has a hard time driving in the back of the fort on rough terrain and narrow trails. Considering a small SUV or truck that is able to hold 4 passengers for \$12,000 and between 60,000-70,000 miles. Director Comments. Member Comments. **Motion to approve up to \$10,000 was presented by Vice President Memo Guzman. 2nd by Director John Wylie. Motion was approved unanimously with three Directors present, one Director by Zoom.**

**Discussion/Action Item 8: Pro Shop Proposal for Restaurant.** In our Vision one of the items was to open a restaurant at Creekside. Selling hotdogs does not require any certifications or licensing since they are precooked and considered a prepackaged food. We will likely sell more of what we already offer such as chips, soft drinks, and beer. Hardly any changes need to be made to the Pro Shop besides a small bit of rearranging. The cost is \$342. Member Comments. **Motion to approve spending \$342 for hotdogs items**

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**and supplies was presented by Vice President Memo Guzman. 2nd by Director John Wylie. Motion was approved unanimously with three Directors present, one Director by Zoom.**

**Discussion/Action Item 9: Consider Approval of Ice Machine for Pro Shop.** Manager Daniela Kunkel is requesting a smaller unit to put Creekside closer to where it is needed. Member Comments. **Motion was presented to approve a purchase of MC0322 Prodigy Elite Ice Machine for \$3,974.52, plus tax by Director John Wylie. 2nd by Secretary Tony Hackebel. Motion was approved unanimously with three Directors present, one Director by Zoom.**

**Discussion/Action Item 10: Update of Pool Rules.** Keep rules closest to the ones listed on the Pool Sign. Members are able to correct people at the pool who are in violation of the rules. Concentrate on a simple and consistent set of rules. Board would like to go back to basic original rules plus rules on the sign. Director Comments. Member Comments. **No motion was presented.**

**Discussion/Action Item 11: Consider Approval of Variance - Unit 27.** Variance is for an addition of carport 10 x 15 in Unit 27. **Motion was not approved and given 90 days to remove vehicle and carport with also a follow-up presented by Vice President Memo Guzman. 2nd by Director John Wylie. Motion was approved unanimously with three Directors present, one Director by Zoom.**

**Discussion/Action Item 12: Vote on New Board Member.** Two candidates were listed - Sandee Hagen and Jason Long. **Motion was approved to appoint Jason Long and presented by Vice President Memo Guzman. 2nd by Secretary Tony Hackebel. Motion was approved unanimously with three Directors present, one Director by Zoom.**

**Vice President Memo Guzman swears in Jason Long to be on the Board of Directors.**

**ANNOUNCEMENTS:** Aug 6 - National Root Beer Float Day at Duck Inn; Arts Council - Kids Camp; Pool Open this Weekend.

### **ADJOURN TO EXECUTIVE SESSION:**

11:42 a.m.

- General Manager Resumes
- Other Personnel Issues
- Personnel Placement/Structure

### **RECONVENE REGULAR OPEN SESSION:**

2:54 p.m.

Votes Taken:

**Personnel: 1. Motion was made to appoint Jason Long to the Board of Directors by Director John Wylie. 2nd by Vice President Memo Guzman. Motion Passed Unanimously with three Directors present, one Director by Zoom.**

**NEXT REGULAR BOARD MEETING:** Next meeting will be Saturday, August 26, 2023, Fort Clark Boardroom, 9:00 A.M.

### **ADJOURNMENT:**

2:55 p.m.

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