

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

October 19, 2013

The Board of Directors of Fort Clark Springs Association, Inc. met in regular session on Saturday October 19, 2013 in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by President Lee Winchell. A quorum was established with the following directors present: Lee Winchell, Bill Herman, Roby Roberson, Sandra Hagen, and B.E. Sweet. Also present was Jodee Stevens, Director of Operations, and Monique Jensen, Office Manager. Observers recorded in Board Minutes Binder.

ANNOUNCEMENTS/CORRESPONDENCE: No Correspondence.

APPROVAL OF MINUTES: Hagen moved to approve the Regular Board Meeting Minutes for September 21, 2013. Roberson seconded the motion. Motioned carried with all voting in favor, except for Winchell, who abstained.

APPROVAL, TRANSFER OF FUNDS: Hagen moved to approve the Transfer of Funds as presented. Herman seconded the motion. The motion carried with all voting in favor, except for Winchell, who abstained. Roberson inquired about a financial statement. Director Stevens said she would address it in her DO report.

DIRECTOR OF OPERATIONS REPORT: Stevens opened her report with response to the financial health of Fort Clark Springs Assoc. and the question “Where’s our financials?” Unfortunately, our conversion from a DOS based system of 30 years to the current century is not an easy process from entering all the old information into Quickbooks. Our accountant is diligently working to convert our information to catch up to our time and continues to keep current with daily deposits and daily responsibilities which limits her focus on the conversion. Stevens stated that she is aware of where our money is, and how much is in the bank. Stevens stated that she is looking into new CPA firms who unfortunately won’t work with us because of the DOS system. Fort Clark Springs Assoc., Inc. is up in cash flow as of Sept 2013 as opposed to Sept 2012. Bad debt increased and most likely will rise this year due to give backs. Director Stevens stated that she remains to be open and transparent with the financial health of FCSA. The ‘Levy’ discussion was addressed as it won’t happen until the end of the year and will be used for capital improvements. It will not be used to pay bills as in past. The impound fund is currently used to dig cells in the landfill even though the original intention of the fund was to be used for unit development. Also, the impound fund historically pays a portion of the property taxes.

Stevens also addressed rumors regarding budget concerns: After a comment of \$150,000 being spent on a movie star to make a movie—Stevens dispelled this rumor and stated that we had a videographer here to make a video for marketing and spent nowhere near that amount. Stevens also reminded the members that one can make an appointment to discuss with her and get the facts, or contact by e-mail, or one could watch the videos online from past BOD meetings. The motel remodel will be approximately \$60,000. Re-model should start soon on Patton Hall.

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Teen Center conversion to the Gym will not happen immediately. This conversion will be approximately \$12,000. Stevens stated the \$10 monthly membership fee would offset the cost for an attendant. The old gym can remain open for those who still want to use the equipment for free.

Stevens introduced the new Event Coordinator—David Box—whose position is dedicated to daily coordination of our event venues and the rental process of those venues, making sure they are being taken care of by the renters. Our marketing efforts are going forward with the traveling couple hitting the road in Nov. Brochures are nearly finished. New billboards are in the works. The month of October is a busy month with Octoberfest, the 5k Tiger Tie-Dye Run, Golf tournament and the Community Council's Ghost Tour.

COMMITTEE AND ORGANIZATION REPORTS: The following committees presented oral reports to the board: Architectural, Golf, Restoration & Preservation, Community Council and Recycling.

APPROVAL, 15-minute Member Discussion: Hagen moved to approve the 15-Minute Member Discussion be placed on the agenda after all approvals have been discussed moving it from the top of the agenda. Herman seconded the motion. Discussion included feedback from community council and members was the need to have it placed back to normal because members did not feel as though they had a voice. Roberson stated members would be able to discuss anything. Motioned carried with all voting in favor, except for Winchell, who abstained.

APPROVAL, Appointment of Don Allen to Golf Committee: Hagen moved to approve the appointment of Don Allen to the Golf Committee. Roberson seconded the motion. Discussion included Richard Laxson resigned his position. Motion carried with all voting in favor, except for Winchell, who abstained.

15-MINUTE MEMBER DISCUSSION: The members that signed up left prior to the 15-minute discussion period.

RECESS TO EXECUTIVE SESSION 10:09 A.M.

RETURN TO OPEN SESSION 12:23 P.M.

ORAL SUMMARY OF DISCUSSION HELD IN EXECUTIVE SESSION:

Winchell stated there was discussion of a renter's fee with no decisions made. Also discussed was the liquor license for Las Moras Grill. In order for the Las Moras Grill to have a liquor license it needs to be a separate business from the ProShop. The ProShop and Grill need to be physically separated and each business needs to have its own restroom. Board members discussed how much could be allowed to make this happen. Hagen moved to approve up to \$10,000 in addition to obtaining additional bids for new restrooms for the Grill and ProShop. Herman seconded the motion. Motion carried with all voting in favor, except for Winchell, who abstained.

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CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on November 16, 2013, at 9:00 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 12:28 P.M.

Sandra Hagen, Secretary

Lee Winchell, President