

Board of Directors

Fort Clark Springs Association, Inc.
Regular Meeting
March 18, 2017



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Saturday, March 18, 2017, in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:00 a.m. by President, Myrna Cassel. The following directors present constituted a quorum: Cassel, Vice President Bill Herman, Secretary Dan Sullivan, Treasurer Sandra Hagen, Director Ann Barron. Also present was Executive Officer Richard Lawrence and Executive Secretary Monique Jensen.

APPROVAL OF MINUTES: Sullivan moved to approve the minutes for the February 18, 2017 meeting. Herman seconded the motion. *Motion passed.*

SECRETARY'S REPORT: Sullivan stated a thank you note was received from Haley Kunz who received a donation towards the purchase of her lamb from the Fort for the Kinney County Livestock Show.

TREASURER'S REPORT: Hagen read the bank balances as of March 15, 2017. She continued with the estimated and actual bank transfers for February 2017. She also read the March 2016 actual and March 2017 estimated bank transfers. She also noted that Elite Roofing received their final payments for repairs. Hagen moved to approve the transfer of funds estimated for January 2017. Herman seconded the motion. *Motion Passed.*

EXECUTIVE OFFICER REPORT:

Lawrence began reporting the Board members received financials. Financials showed through January 2017 from October 2016 that Las Moras P&L had a loss of \$5500 per month.

He informed the audience ReAnna Hay tendered her resignation in April after being with the Fort for five years. Her resignation is effective March 31, 2017 which gives the opportunity for training Maria Gonzales and Junetta Myers who have been hired in her place.

Fort Clark Days was rained out. Someone brought to our attention that in the last 45 years Fort Clark Days was rained out 26 times. Easter Sunrise Service will take place in the Old Quarry Amphitheater on April 16. A Family Fun Day is in the planning stages for April 22. Chef Bernard McGraw will be catering the Annual Membership Lunch on March 25.

COMMITTEE AND ORGANIZATION REPORTS:

Airport Advisory Committee: Maria Perkins reported the hangar windows are complete. An open house is planned for March 31.

Architectural Committee: Sharon Gregorc reported that CC&R violation letters have been sent.

Golf Committee: Hagen reported that total 1063 total golfers for February. The Las Moras Tournament is scheduled for March 31 – April 2. You can still sign up.

Preservation Committee: Garland Young reported the work on the termite damage at the Stables was completed. The doors on the balcony at Dickman Hall are complete. He added the downstairs still need to be fixed. The Committee sent out for bids for repainting the Adult Center but the project has been put on hold.

Recycle Committee: Judy Winchell reported the prices for recyclables has risen exponentially and advised members to bring their recyclables to get loads out as quickly as possible and take advantage of the raised prices. She stated the carton program with the school is continuing to move forward. CTRC will start paying shipping costs for the cartons but it needs to be publicized that the school and the Fort are working together. Cartons will be accepted in the Recycle center. As always volunteers are welcomed,

RV Committee: Campers World has seen cyclists from all over the world including France, Australia, & England. Winter Texans are starting to leave. The Progressive Dinner is Wednesday. Next week is the last Pancake Breakfast.

Recreation: No Report.

Ad-Hoc Bylaw Committee: No Report.

COMMUNITY COUNCIL REPORT: Gina Forrister reminded the audience that Community Council meets the second Saturday in the Board Room at 10:00 a.m. She reported that Allison Watkinson should have the financials for Fort Clark Days at the next meeting. A meeting will be held to discuss the future of Fort Clark Days next Wednesday at 5:00 p.m. in the Board Room. The movie for this weekend has been changed to Zootopia due to licensing issues.

ACTION ITEMS:

Consideration for Approval – Placement of Donation of Bench at Par 3 Golf Course

Hagen moved to authorize the placement of the bench at Par 3 Golf Course. Barron seconded the motion. *Motion passed.* The bench is being donated by the children of Betty and Harlan Wright placed as a memorial.

Consideration for Approval – Revised Historic Preservation Committee Resolution

Sullivan moved to approve the new Historic Restoration and Repair Committee Resolution and have it recorded. Barron seconded the motion. *Motion passed.* This resolution will replace and rescind the current resolution. Sullivan asked that all current members be re-appointed at next month's Board meeting. He also reminded the committee is under the Board and therefore subject to the Board accepting or rejecting bids. It is not the intent of the Board to take over the committee but gives the Board oversight.

Consideration for Approval – Maintenance for the Post Theater Doors

Sullivan moved to have the paint provided by the Preservation Committee and the labor provided by FCSA Maintenance for the Post Theater Doors. Hagen seconded the motion. *Motion passed.*

Consideration for Approval – Replacement of Powder Magazine Doors

Sullivan moved to have the Association be responsible for replacing and maintaining the door at the Powder Magazine. Hagen seconded the motion. *Motion passed.* The building will be used as an unmanned visitor's center.

Consideration for Approval – Disposition of Invoice on Bullis and Commissary Buildings

Hagen moved to send the invoices for Bullis and Commissary buildings back to the Preservation Committee. Sullivan seconded the motion. *Motion passed.* The Preservation Committee received invoices for Bullis Hall and the Commissary buildings they felt should have gone to the Association. The Board disagreed.

Consideration for Approval – Disposition of Board Executive Committee to Design and Formulate Board Finance Advisory Committee

Hagen moved to dissolve the Board Executive Committee to Design and Formulate Board Finance Advisory Committee. Sullivan seconded the motion. *Motion passed.* Committee members have been notified and a meeting will be scheduled after the annual meeting.

Consideration for Approval – Air Conditioning Unit Bids for Dickman Hall

Bids for replacement were received for Air Conditioning in the Lounge at Dickman Hall. Hagen moved to accept the bid for \$5,250. Herman seconded the motion. *Motion passed.*

OLD/UNFINISHED BUSINESS:

Report of Business Conducted by E-mail

Final Check for Elite Roofing Co.

Final payment was made including remaining repairs and sales tax due for the amount of \$59,352.95

Delay of Adult Center Repaint

Sullivan requested for the delay due to expressed concerns by Preservation Committee members that \$4200 was exorbitant to spend when the Adult Center was just recently painted. Sullivan moved to request the Preservation Committee to reconsider the bid presented to them on the repaint of the Adult Center. Hagen seconded the motion. *Motion passed.*

Donation of \$300 to Kinney County Little League

Schedule of Workshop to Count Ballots

Scheduled for Monday, March 20 at 9:00 a.m. Members can observe only.

NEW BUSINESS:

Report of Action without Meeting - Meeting with Chef Bernard McGraw:

Cassel reported no contract was made. There was only discussion of a possible contract for the Deli and Dickman Hall Restaurant.

Barron reported that an area that had not been mowed for 20 years was unfortunately mowed recently. She stated that employees were rude when asked to stop mowing and they should be trained how to speak to members. She brought forward a petition of Unit 36 requesting that the green area behind Unit 36 be designated as a Wildflower Zone and get mowed only between June 1 – October 31.

15-Minute Discussion Period

Kathy Warm: If you want to go see a slow sloth and really fast rabbit, go to the movie! Please have maintenance mow Unit 31 since the others don't want their areas mowed. My husband and I like to hear what's said at the Board meeting so please be quiet. Charlene Simmons: Discussed how upset her daughter was when members started yelling at her for doing her job. Says she enjoys the bar and appreciates having it open. She says it's a wonderful, beautiful place to socialize. We need to support the bar and deli if we want to keep it open. Berta Howell: What is the definition of green space? Is there a map of green spaces on Fort Clark? Never once were the green areas in front of her house ever mowed. She questioned whether or not the Board or the main office did it out of spite. Mary Francis Partlow: Would like to see bids advertised in the paper for things like air conditioners. Was part of the wildflower group from last year and requests to designate areas to avoid the upset. Garland Young: During the financial report it was stated that the Preservation Account had \$35,000 and the committee doesn't know where they stand. Woodie Hornburg: At her first meeting with Mr. Lawrence he said that his father told him to follow the rules and all would be OK. What are the definitions of legal and illegal. Is it illegal to park in an area that blocks any passage way? Kathleen Calnan: When will the rock wall around the horse statue be repaired? Sharon Gregorc: Questioned why Security did not call her when she had guests who arrived in the middle of the night? Ann Barron: Apologized for screaming at the employees who were mowing, but their machines were really loud.

RECESS to Executive Session: Contracts, Personnel Issues, Member Issues. **TIME: 11:03 a.m.**

RETURN TO OPEN SESSION - Oral summary of discussion held **TIME: 12:26 p.m.**

During executive session the Board discussed a parking lot in Unit 1 where Lawrence stated the Board has expressed they would like to see the lot clearly marked and signs put up to designate the trail with signs for foot traffic, golf carts, and bicycles and 'no parking'. Sullivan moved to direct the Executive Officer Lawrence to proceed to clarify the parking lot in Unit 1 in cooperation with M.U.D. Hagen seconded the motion. *Motion passed with 4 in favor and Barron abstaining from the vote because she fears a lawsuit.* Also, discussed was the Commercial Occupancy Agreement Chef Bernard McGraw. Herman moved to approve the Commercial Occupancy Agreement with Chef McGraw to begin April 1, 2017 to go through April 2018. Sullivan seconded the motion. *Motion passed.*

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on February 18, 2017, at 9:00 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 12:32 p.m.

Myrna Cassel, President

Dan Sullivan, Secretary