

Board of Directors

Fort Clark Springs Association, Inc.

Regular Meeting

September 19, 2018



The Board of Directors of Fort Clark Springs Association, Inc., met in regular session on Wednesday, September 19, 2018, in the Board Room, Fort Clark Springs, Kinney County, Texas. The meeting was called to order at 9:30 a.m. by President, Dan Sullivan. The following directors present constituted a quorum: Sullivan, Vice President Bill Herman, Secretary Maria Perkins, Treasurer Debbie Isaacs, and Director John Hope. Also present was Executive Officer Richard Lawrence, and Executive Secretary Christina Rodriguez.

APPROVAL CONSENT AGENDA: Sullivan stated to approve the Consent Agenda for the July 18, 2018 meeting. Herman seconded the motion. *Motion passed unanimously.*

SECRETARY'S REPORT: Maria Perkins reported there were 8 letters passed out to the BOD about an employee complaint from September 2018 that should be further discussed in Executive Session. Also letter from a member praising Mr. Sullivan for a Dispatch he wrote on August 16th and a letter referencing information from Executive Session being made public. Perkins stated Isaacs also got several suggestions out of the suggestion box that she reported out loud.

TREASURER'S REPORT: Debbie Isaacs read the reconciled balances of the bank accounts and bank transfers as of August 30, 2018.

EXECUTIVE OFFICER REPORT: Richard Lawrence reported that the notice of assessment increase has gone out as well as all of the coupons to the membership. If they haven't been received contact the administration office. The computer server installation is under way and should be completed by Friday. Also the installation of the motel Direct TV is under way and should be completed this week. He spoke with Rio Grande Electric who has agreed to come and do an energy audit of all our buildings as well as locating all of our meters with GPS coordinates to identify what each of those meters is metering. Brush pick is delayed because of the flooding the roads to the pit are too muddy. Household garbage can no longer be brought out to the dump, it has to be taken out and put into a container and have the container hauled away, due to flooding they can't get to the area where it goes to.

MUD UPDATE ON GRANT APPLICATION; Randy Castilla Director from MUD gave the Board an update on the grant application from the waste water treatment project that is under way.

COMMITTEE AND ORGANIZATION REPORTS:

Airport Committee: Joe Alackness reported that they had 3 visiting aircraft come in for this month. 22 hours were spent on mowing. They need to know when the contractors are mowing so that they can mow at the same time. It doesn't need to be mowed monthly only 2 times per year. \$466.00 spent from personal funds on maintenance and gas. \$102.00 spent for new signs. The Laughlin AFB student pilots will be volunteering to paint the hanger once the supplies are gathered. The contract landscape mowing company has mowed the grown area, he thanked them for including the airport in the contract. They spent \$1,700.00 from the personal fund for a lender car for the pilots to use. There will be an Airport Open House hosted before the end of the year for Fort Members and their guests. The date to be determined when the winter Texans return.

Architectural Committee: Joe Alackness reported they had 3 meetings in August. One member was dismissed for not showing up to meetings and not calling. They need 3 new members. A reminder was given for members to fill out work permits for anything that they do outside such as repairs, maintenance, construction, painting and landscaping.

Equine Committee: Linda O'Brien reported there has been no meeting since July 2018. The same people who are in the horse club are in the Equine Committee. States they would like to return the barn to a good shape. She reported that the stalls have seen no maintenance in years. Lawrence stated that the Horse Club has sent a proposed agreement. It is time to decide if the Board wants to continue with a contract or if the Board wants the association to maintain it. Sullivan stated to make it an Agenda item for discussion.

Golf Committee: Isaacs reported that they haven't had a meeting. Happy Cervantes Tournament is scheduled for October 19, 20, and 21st. The Turkey Shoot with the church Alliance is the 2nd Saturday in November.

Preservation Committee: Bill Peak reported they had their last meeting the 12th of September 2018 in which funding for the committee was discussed. They would like to go forward with the awning for Dickman Lounge which is in the Action Item agenda later today.

Recreation Committee: No report.

Recycle Committee: Helena McBride reported she met with the school. July's shipment was \$194.00 and we owe \$175.00 because of the shipping. There are currently 35 bales and we need another 10 bales.

RV Park Ad Hoc Committee: Joe Alackness stated the rules need to be enforced and the park needs to be cleaned up. The current rules already cover what they need. He thanked certain members for their time and input to the committee. Stated the committee should include Fort members and winter Texans. Kurt Partlow is the new RV Park Manager.

Renter Ad Hoc Committee: Chuck Fields made changes for rules whether they are home owners or renters to ensure property owners are treated fairly. He stated selective enforcement goes on which is a consistent problem. He also stated renters should not have to pay extra fees and is should be included with the property.

COMMUNITY COUNCIL REPORT: Lisa Vale reported they had their 1st meeting of the fall which had about 15 to 20 members who attended, including 3 Board members. Topics for discussion were Ghostly Tours schedule, Movie nights schedule, Open House date, Fort Clark Days and member concerns. Volunteers are needed. Heather Northrop is the volunteer coordinator for Fort Clark Days.

Member Comments on Action Items: None

Consider approval of Community Council's plans for Ghostly Tours, Open House, and Fort Clark Days Fundraisers; Hope moved to approve, Herman seconded the motion, **Motion passed 4 affirmative and 1 (Perkins) abstained.**

Consider approval of Rio Grande Electric Co-op's 5K Run; Herman moved to approve, Isaacs seconded the motion, **Motion passed with 4 affirmative and 1 against.**

Consider approval of the escrow account for "Fresh Flags Flying" and appoint Mr. Michael Welsh as volunteer administrator of escrow; Hope moved to approve, Herman seconded the motion, **Motion passed with 4 affirmative and 1 against.**

Consider approval of Preservation Committee's request to install awning over the Dickman Hall balcony; Isaacs moved to approve, Herman seconded the motion. **Motion passed unanimously.**

Consider approval of segregation of Historic Building Preservation monies in separate sub-account within the Restricted Fund; Herman moved to approve, Hope seconded the motion. **Motion passed unanimously.**

Consider approval of proposed Facility Rental / Use Agreement; Isaacs moved to approve with the contingency that administration make recommended changes to the policy and be brought to the Board. Directors will send recommendations to administration via email. Herman seconded the motion. **Motion passed with 4 affirmative and 1 against.**

Consider approval of proposed format for Town Hall Meeting set for Tuesday October 9th 6:00 p.m. – until finished or until 9:00 p.m. whichever comes 1st, allowing 3 minutes per question and 1 follow up question; Isaacs moved to approve, Hope seconded the motion. **Motion passed unanimously.**

Consider approval of appointments to five member election committee; Herman moved to approve, Hope seconded the motion. **Motion passed unanimously.**

Consider approval of employee Healthcare Insurance Plan; Herman moved to approve, Sullivan seconded the motion. **Motion passed with 4 affirmative and 1 against.**

Consider approval of Proposed FY 2019 Budget; Herman moved to approve, Isaacs seconded the motion. **Motion passed with 4 affirmative and 1 against.**

OLD/UNFINISHED BUSINESS: None

NEW BUSINESS:

RECESS to Executive Session: Contracts, Personnel Issues, Member Issues.

TIME: 12:00 p.m.

RETURN TO OPEN SESSION - Oral summary of discussion held

TIME: 1:41 p.m.

Sullivan discussed that the a) member issues with the number of letters received this morning will be moved to the October meeting. The employee will have an opportunity to rebutt. The b) sale of properties or the two property negotiations there was a counter offer and Board hopes it's accepted. The c) Vote was taken as to a misconduct charge to an employee, it was determined no misconduct. The d) there was a sanction request of a Director put forward through an employee grievance. That sanction request was denied. e) Executive Officer's new employment contract was approved and executed.

CONFIRMATION OF NEXT REGULAR BOARD MEETING, TIME AND DATE: The next regular board meeting will be held on October 17, 2018, at 9:30 a.m. in the Board Room.

WITH NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 1:44 p.m.

Maria Perkins, Secretary