



Around *The* Ranch

Q3 2016

Manager's Report

From the Desk of Anita Goss,

We have been extremely busy the third quarter of 2016, handling repairs to infrastructure, getting ready for the busy season, training new staff, and entertaining groups in house. We recently hosted Uvalde Classical Academy who brought down 50 students and staff from 5th grade to 10th grade. We had a great time serving them and we made some return business, as they are already scheduling next years' outing. Each child on the trip took the time to write us thank you notes. What a great group to have!

The Bad Rabbit also hosted a wedding for Christy Deering and Anton Starkovich. *Congratulations to the new couple!* A reception for the wedding was held on the patio on a Saturday night in October under a harvest moon. The food was great, thanks Rocky and Maria, and staff! The bride and groom were a lot of fun, and we look forward to having them back.

Bear sightings have been taking place across the ranch. Texas Park and Wildlife Department are investigation a possibly aggressive bear. If you need to report bear activity, please contact Texas Park and Wildlife at 432.837.2051

On to Membership business... As of now we have 5,045 Members. We have 2,809 Members in Good Standing, 641 of those are exempt members. As of Oct 25th, 2016, we have 2,168 Paying Members. The property services office, Missy and I, are working daily to help people get back into good standing with POATRI. I believe that people are welcoming the friendly customer service coming from the Property Services Office. We hope good service and availability will help bring more members into good standing as we head into 2017.

The holidays are upon us, and we are gearing up for Thanksgiving! The Lodge is fully booked, and we are preparing our menu at the Bad Rabbit Café. hours for Thanksgiving will be 7a.m. -10a.m. Breakfast only... Closing at 10a.m. to 12p.m. to get ready for Thanksgiving dinner. We will be serving plated dinners for Thanksgiving from 12p.m. to 6p.m. Thanksgiving Day. Join us as we celebrate Thanksgiving and the wonderful people that live out here on Terlingua Ranch.

Finally, as I mentioned in the first paragraph of this report, we're training some new staff. We want to welcome Steve Elliot at the Front Desk, Tanner Adamson Poehls, new cook for the Bad Rabbit Café, Brittany Starbuck to housekeeping, and Michael Willson to the road crew. We are excited to have you!

LODGE HOURS & ANNOUNCEMENTS

Ranch Office Hours

9a.m. to 5p.m. DAILY

Bad Rabbit Café Hours

Mon thru Thurs

7 a.m. – 8 p.m.

Friday & Saturdays

7a.m. – 9 p.m.

Sunday 7a.m. – 6 p.m.

Closed Sunday Dec 11th, 2016

Thru Tuesday Dec 13th, 2016

Specials at Cafe

Fridays

Fried Fish, mac & cheese, baked potato, cole slaw & hush puppies

Saturdays

10oz Bone-In Pork Chop, Fried or Grilled served w/ Mashed Potatoes

Brown Gravy, Veggie of Day, and

Texas Toast

Ranch Pool Hours

10 a.m. to 9 p.m. daily

Pool will be closed for Winter

On November 7th This year.

THANKSGIVING DAY- Café Hours

7am -10am Breakfast

10a.m. -12p.m. Closed

12p.m.- 6p.m. Dinner

Board of Directors

Marilynn Anthenat: President -
mka@gice.us

Chris King: Vice President
cking@weevil.us

Linda Shank: Treasurer
linda.shank@sbcglobal.net

Kathy Pothier: Secretary
kpothier@bigbend.net

Frank Oxsheer
foxsheer@sbcglobal.net

Yvonne Diaz
yve.diaz58@yahoo.com

Larry Leaming
bcc1323@msn.com



Staff

Anita Goss: Ranch Manager
manager@terlinguaranch.com

Missy Wagner: Property Services
propertyinfo@terlinguaranch.com

Denese Jones: Bookkeeper
accounting@terlinguaranch.com

Calvin Glover: Front Desk Coordinator
frontdesk@terlinguaranch.com

Steve Elliot: Front Desk Agent

Lisa Christenson: Cook

Brittany Starbuck: Housekeeping

Angel Tardy: Laundry

Janna Adams: Server

D'Andre Williams: Cook

Maria & Rocky Grounds: Cook & Volunteer

Tanner Adamson Poehls: Cook

Richard Quick: Dishwasher

Dennis Nance: Road Crew Foreman

Michael Willson: Road Crew Swamper

Wes Abbott: Maintenance Supervisor

Klaus Thiel: Maintenance

Bo Tardy: Maintenance

Duane Peed: Maintenance

Dean Bucher: Security

President's Report

Recent heavy rains throughout the Ranch caused problems with roads. Many thanks and appreciation to Dennis, Isaiah and Mike for keeping the roads passable and for assisting property owners who were stranded. Thanks also to Maria and Rocky who worked double shifts to keep the café open.

Anita, Linda, and I attended the August water board meeting in Alpine where their board discussed registering water wells.

Owners in Terlingua Ranch have faced issues with the sale and/or re-financing of their property. Given that title companies are no longer covering ingress/egress rights in title policies, mortgage companies are not loaning money for land purchases and are not approving re-financing of existing loans. This affects the marketability and consequently the land value of property in Terlingua Ranch. Title companies are asking selling/refinancing owners to obtain ingress/egress easements from every single owner of property between Terlingua Ranch Road and the selling/refinancing owner's property. In many cases, this is several different owners and it has proven difficult if not impossible to obtain 100% grant of easements from every single owner of property between Terlingua Ranch Road and the selling/refinancing owner's property.

Without 100% grant of easements, title companies will not insure ingress/egress rights, and therefore banks will not loan money or approve refinancing of existing loans. The lack of cooperation from neighbors in granting easements has left many properties in our community unmarketable. Property that cannot be sold because of the lack of title insurance and/or failure to obtain funding loses value in most markets. Terlingua Ranch is not immune to the possibility that the public perception that all the property is unmarketable and has a reduced or no value. The risk is imminent that all the land in Terlingua Ranch will lose value

Our Legal Task Force has worked closely with legal counsel for POATRI to come up with a strategy to make property marketable again in Terlingua Ranch. We are working with counsel on a series of documents that should clarify the status of ingress/egress rights of owners in Terlingua Ranch. The goal is to hopefully alleviate the title and lending issues and alleviate the need to obtain 100% grant of easements from every single owner of property between Terlingua Ranch Road and the selling/refinancing owner's property.

The Board met in September via telephone in executive session and with the advice of our legal counsel passed a resolution relating to increasing the marketability of property in Terlingua Ranch. The goal is to make property in Terlingua Ranch marketable again and preserve property values. We hope to unite the community on the common platform of preservation of property values. Lower property values are not good for any owner in Terlingua Ranch. Being unable to sell property or refinance existing loans can negatively impact our community as well.

Gini Viles has resigned from the Legal Task Force to focus on her family. Gini has been a valuable and dedicated member who has contributed numerous hours researching documents assisting our attorney. Her knowledge and experience will be missed.

Hunting Season Tips for Property Owners

1. Property Lines must be marked for game wardens to prosecute a case. Texas allows for purple paint to be marked every 1000 feet. In a non-forest area, the paint must be 3ft off the ground, 1 inch wide, and 8 inches in length. Or you must have no trespassing or no hunting signs posted every 1000 feet, they recommend both.
2. Game hunting is restricted to daytime hunting only. Spotlight hunting is for varmints and wild hogs, not game animals.
3. A person must have legal permission to hunt on someone else's land and a legal hunting license.
4. You may file a non-consent affidavit with Texas, saying that NO one, or only CERTAIN PEOPLE may hunt on your land. This will be filed in the Texas Park and Wildlife office for future reference.
5. For More info please call 432-837-3488

Important Dates for Upcoming Director Elections

November 29, 2016	Ballots and Voter's Lists Created
December 14, 2016	Deadline for printer to mail Ballots
January 27, 2017	Deadline for ballots at 5:00 PM!
January 28, 2017	New Directors announced

Check the following to ensure that you can vote in the upcoming January election: Is my address correct? If I am a new property owner, have I completed the process necessary to be included as an owner in the POATRI database? Am I current on all my fees and assessments?

Make sure you complete the ballot and mail the entire ballot back to the address listed on the ballot for receipt no later than 5:00 pm, January 27, 2017.

Remember that mail delivery is not consistent during the Christmas season so mail early to ensure receipt. Ballots can only be received at the address printed on the ballot. Receipt at any other address will invalidate your ballot. -

If you have not received an official ballot from POATRI by 2 weeks prior to the election, call or contact the Ranch office.

Make sure your friends who own properties here have received their ballots. Encourage everyone to VOTE!

Come spend Thanksgiving Day at the Bad Rabbit Café with us!

THURSDAY

November 24th, 2016 Hours of Operation

*Café Hours 7a.m. -10a.m. Breakfast
Thanksgiving Dinner 12p.m.- 6p.m.*

*We will be serving plated dinners
menu includes a salad and choice of
turkey and dressing, glazed ham,
or smoked pork loin*

*Accompanied by choice of two:
green beans, mac & cheese, sweet potato
casserole, and mashed potatoes and giblet gravy
comes with dinner rolls and cranberry sauce
and dessert choices of
pumpkin pie, pecan pies, or brownies,
and chef's choice*

ROAD CREW REPORTS:

ROAD MAINTENANCE

As you know and may have experienced, recent rains have caused problems with many of our Ranch roads. Dennis and Michael are doing a fantastic job of keeping 1100 miles of roads passable as well as helping stranded folks. So that they can concentrate on the most seriously affected roads first, please help by limiting requests for maintenance to roads that are truly impassable. They will get to the "bumpy" roads as time permits. You can also do your part to maintain the roads by driving slowly and staying off muddy or wet roads as much as possible. It may be helpful to carry a shovel with you in case you get stuck. High-clearance, 4-wheel drive vehicles are the best transportation for our roads.

Pictures from the Road Crew



POATRI BYLAWS STATES:

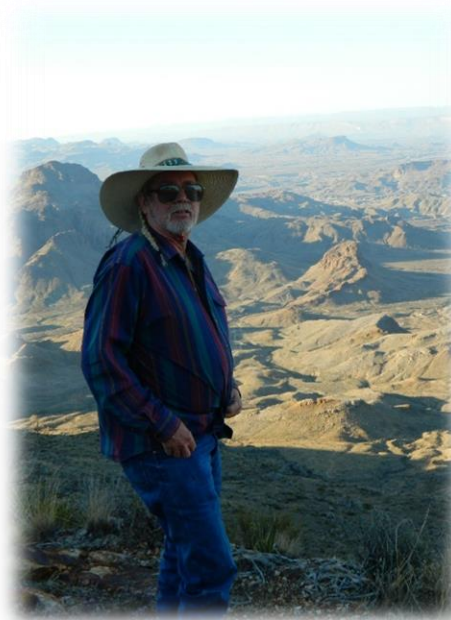
Maintenance of Terlingua Ranch Roads

A. Terlingua Ranch Roads are any existing roads located with property designated as Terlingua Ranch by the Terlingua Ranch Maintenance Association (TRMA) dated November 1, 1970, plus amendments, as filed with the Brewster County Clerk.

B. Except as otherwise stated herein, POATRI accepts responsibility for the maintenance of Terlingua Ranch Roads.

C. POATRI will endeavor to maintain all roads on Terlingua Ranch properties to a condition traversable by high clearance and four-wheel drive vehicles to the extent that POATRI holds maintenance easements on the roads.

D. No property owner has the right to alter a Terlingua Ranch road and expect POATRI to maintain that altered road.



**UPDATE YOUR MEMBERSHIP
ENTER OUR 2016-2017 EMAIL RAFFLE**

Name _____
Tract # _____
Account # _____
Email: _____

Submit your email for your next newsletter and we will enter you in our email raffle, where you have a chance to win a cabin for 2 nights free at the Terlingua Ranch Lodge, and Dinner for 2 at the Bad Rabbit Café. Drawing to be held 1st Quarter Board Meeting April 28th, 2017
(Gift Certificate good for one year. No cash value. Only new emails eligible to win)

POATRI
PO Box 638
Terlingua, TX 79852

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Calendar of Events

Board Meetings

The Bunkhouse
10:00 a.m. the last Saturday in January, April, July and October
Pre-meeting workshop on Friday at 1:00 p.m.

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US POSTAGE
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