

Minutes of the POATRI Board of Directors Meeting July 28, 2012

The July 28, 2012 meeting of the Board of Directors was called to order at 10:16 am.

Role call and certification of Board members was taken by the Secretary A=Absent P=Present

P=Paul Burger

P=Jeff Daly,

P= Tom Goff

P=John Gray

P=Marbert Moore

P=Dori Ramsay

A=Vern Stump

P=Randolph Williford

There was 1 public service announcement.

1. Tom Ramsay announced that Reading Round the Ranch will have a banned books session on Sept 5, 2012 at the Bad Rabbit Café at 6 pm. Come read from your favorite Banned Book.

The normal agenda was suspended to accommodate the report to the Board and owners by POATRI attorney Jeffrey Thomason on the status of the Suber litigation. Mr. Thomason gave a summary and then took questions from the audience. There is a telephonic hearing set for August 8, 2012 with both lawyers and the judge on the request for a new trial or amendment of the judgement.

Manager Vanessa Boyd gave her report and then left to meet with Mr. Thomason to continue ranch business matters. Vanessa reported that the cabin renovation funded by the Siegermans is going well. They have donated about \$7,000.00 to this project. Val Jahns has completed his Class D Water Treatment Class. We had various damage from the recent storms, including electrical and roof damage. The intention is to replace the roofs with metal roofing which serves two purposes. It would allow us to gutter them and add water catchment tanks, and there is an insurance discount for hail resistant roofing.

There was continuing vandalism on the grounds with the latest being the 911 line being cut. The Christmas Mountains continue to be utilized. 52% of the permits are non-motorized requests. We have a number of requests for TSUS to modify the permits to allow camping. TSUS has not provided us with an updated form yet, and we have a POATRI letter saying we have requested it that goes out with the old GLO permit. Our auction account is ready to go. TRIPOD has been programmed to accommodate more than 3 candidates for the 2013 election. There have been approximately \$1700 in property owner discounts in the last quarter. The maintainer is approaching 10,000 hours and she and the President and Treasurer are investigating a smaller one that are more appropriate for our road maintenance.

Public Discussion focused around the possible implications of the lawsuit settlement. Several owners encouraged the board to continue the matter.

There was a question on insurance for the restaurant. POATRI continues to carry the insurance on the building, the leasee carries their own liability. Comments included owner pleasure with the financials.

Marbert agreed to look into an old lawsuit that was raised. A question was raised about the ballot last year and Article 3.12, which will be reviewed.

Committee/Task Force Reports

Airport-none

Audit-none. Marbert Moore again asked for volunteers for the Audit Committee-we have none currently.

Budget & Finance -nothing new refer to Treasurer's Report.

Old Business

Report on Executive Sessions

Dori read the minutes from the Executive Session July 10, 2012. A resolution to request a new trial in the Suber matter was made by Tom Goff, seconded by Jeff Daly. Directors Daly, Goff, Gray, Moore, Ramsay voted in favor of the motion. Directors Burger and Williford voted against.

There was a second Executive Session prior to the Board meeting to discuss personnel matters and ongoing litigation. No action was taken.

Marbert again reminded owners that Article 3.04 will appear on the ballot this year again. There is the matter of the mispointing as well as clarifying "votes cast" to mean "ballots cast", as has been past practice.

Marbert Moore reported on the Smith Well status. The metal building has been fabricated and the fence to meet TCEQ security standards is in place. Next is the slab construction.

The Café Management Agreement and Lease will be modified. It took many months to have TABC return the background check on the officers, which TABC requires. Therefore, we now have some additional information to incorporate in the two documents.

New Business

Election Cycle. Per the Policies and Procedure manual, the dates for the 2013 Election cycle were announced.

Election Day January 26, 2013

Election announced	July 28, 2012
Reminder on Website	August 2012
Application Package on Website and in office	September 1, 2012
Newsletter Reminder	August and November 2012
Drawing for Ballot Position	October 27, 2012
Trip to Terlingua PO	November 26, 2012
Voter's List Created	November 27, 2012
Deadline for Ballot to Printer	December 2, 2012
Adding a property owner to Voter's list deadline	December 7, 2012
Deadline for Printer to mail	December 8, 2012
Remail deadline Ballot	January 11, 2013
Recount cutoff	January 29, 2013

Resolutions to be presented.

Resolution : WHEREAS, The existing Management Agreement with Chris Leland needs to be modified per Texas Alcohol and Beverage Commission discussion and discussion with Chris Leland and POATRI.

Whereas: this would change the conditions of the lease held by Chris Leland

BE IT HEREBY RESOLVED: That I move to authorize modification of the Restaurant Lease and the Management Agreement with Chris Leland.

Motion By: Dori

Second: Tom

Ayes: ___6___ Nays: __1___ Abstain: Absent: 1

Record of voting:

P. Burger ___Y___ J. Daly__Y___ T. Goff ___Y___ J. Gray _Y__ M. Moore ___Y_
D. Ramsay _Y_____ V Stump ___A___ R. Williford ___N_____

The meeting was adjourned on a motion from Jeff Daly with a second from Tom Goff. Unanimous vote to adjourn .

Respectfully submitted

Dori Ramsay

Secretary