



**P.O.A.T.R.I.  
BOARD OF DIRECTORS QUARTERLY MEETING MINUTES  
SATURDAY, JULY 30, 2016**

**10:00 AM Board of Directors' Meeting**

Call to Order by President Marilyn Anthenat at 10:00am

Roll Call and Certification of Board Members by President, Marilyn Anthenat in the absence of the Secretary A = Absent P = Present

M Anthenat P, Y Diaz A, C King P, L Leaming P, F Oxsheer P, K Pothier A,  
L Shank P

Invitation for Public Service Announcements – there were no public service announcements

**Board of Directors Election Announcement** – The election for Board of Directors will be Saturday, January 28, 2017. Applications for Board of Director candidates will be accepted beginning September 1, 2016; applications will be available on the POATRI.org website or at the Ranch office. Applications must be received before 5:00 pm on October 28, 2016. Ballot positions will be determined by a drawing at the October 29, 2016 board meeting. Voters' list and ballots will be created on November 29, 2016 and ballots mailed no later than December 14, 2016. Ballots must be received before 5:00 pm on January 27, 2017. Candidates are reminded they must be in compliance with the By-laws Article 4.04 and a member in good standing as defined by Article 3.03. To ensure you can vote: Is your correct address on file at the POATRI office? If you are a new property owner, have you completed the process necessary to be included as an owner in the POATRI database? Are you current on all fees and assessments?

Acceptance of Minutes as Presented – Marilyn Anthenat, President on behalf of the Secretary. Linda made a motion to accept the minutes as presented, seconded by Marilyn and approved unanimously.

There was an email vote taken on July 12, 2016 to add Anita and Chris to the bank accounts. The motion passed 6 yesses 1 no. Marilyn – aye; Yvonne – aye; Chris – aye; Larry – nay; Frank – aye; Kathy – aye; Linda – aye.

There was an executive session on Friday, July 29, 2016 to discuss the manager's evaluation and legal issues.

**President's Report** is attached at the end of these minutes.

**Treasurer's Report** is attached at the end of these minutes.

**Manager's Report** is attached at the end of these minutes.

**Committee/Task Force Reports**

**Budget and Finance Committee report** by Linda Shank. We don't have a report at this time. We are working on projects including how to fund the contingency and capital reserve funds. We plan to have a proposal to the board for future funding of these accounts for the

October meeting. We are considering several ideas for these funds. We are also looking at a change in our capitalization policy based on suggestions from our outside CPA.

**Audit Committee report** by Diana Wysocki is attached at the end of these minutes. We are still looking for additional audit committee members. If you are interested or know someone who might be interested, please contact Marilyn.

**Communications Committee** – Yvonne Diaz and Chris King, Co-Chairs. By Chris King – there's not too much to update here other than the newsletter going out. Going forward please pass along any ideas and pictures for the newsletter to me, Yvonne or Anita.

**Legal Coordinators** – Frank Oxsheer and Kathy Pothier, Co-Chairs. By Frank Oxsheer – as most of you already know, the assessment and foreclosure issue has been resolved and Anita is working on putting the attorney's recommendations in play. We're still working on the road issues – we had hoped to be finished by this meeting and I hope we can do it by the next meeting. There's so much information that our attorneys have had to work through and it's taking time. We got to resolve this issue of getting the loan institutions to work with us and title companies to be able for our property owners to be able to buy and sell property. There are some properties here worth more than can be bought with cash and they need lenders and just having problems selling their properties. Asking for your continued patience.

**Airport Committee** – Frank Oxsheer, Chair – the only action that has happened at the airport is that the windsock has been repaired and is in good shape. Rocks on the runway have been removed.

**Hunt Committee Task Force** – Larry Leaming, Chair – at the October meeting Larry will ask for Texas Parks & Wildlife to come speak regarding do's and don'ts during hunt season.

## **OLD BUSINESS:**

**Legal Issues Update** – Frank Oxsheer - there is nothing to add other than the report above. There was property owner participation at this point. There were property owner comments regarding the gates put up by Kassandra Mead that are blocking Dotson road and access to Judy Rowe's property. Owners stated that it's time to quit making excuses and get something done. The attorney and the board can do something about it and they need to. Another owner spoke regarding the fees spent on attorneys – it's time to stop paying the attorneys and start taking action. There was a suggestion by an owner to ask other owners to participate with us – put something in the next newsletter. We need owners to come join with us with what we are trying to do. Another owner asked if this board currently has the standing to bring a lawsuit about a gate on somebody else's property – other than ranch owned property? Board members stated that POATRI does not have the authority to remove gates. It's an owner to owner issue. The Suber case confuses the issue. The owner stated that this was his point – the board doesn't have standing to bring suit. The owner also stated if you are turning the roads public, there will be a considerable number of owners who will be unhappy about that. Some owners want public roads, others want private roads. It's not a simple issue. A board member stated that there's nothing to stop a civil suit between owners.

## **NEW BUSINESS:**

**Property Owner Participation** – Each Speaker Limited to 3 Minutes, Sign up in Advance on Speaker List – there was no additional property owner wanting to speak.

**Contingency and Capital Reserve Accounts Funding** – Linda Shank and BFC - nothing further to add as this was discussed in the BFC report.

**Assessment Payment Plans** – Anita Goss – this was covered in the manager's report

**Capitalization Policy** – Linda Shank – this resolution will be presented for vote at the October quarterly meeting.

**Property Owner Concern re Commercial Hunting on Ranch** – Marilyn Anthenat – after discussion with the board – the owners need to call the Sheriff directly regarding. Texas Parks and Wildlife requires a license for commercial hunting.

**Trash Report** – Anita Goss – this was covered in the manager’s report

**Water Issue Report** – Anita Goss – the water report is attached at the end of these minutes.

**Other New Business** – there is no other new business.

**Resolutions and Voting as Needed** – there are no resolutions

## **ADJOURNMENT**

Frank moved to adjourn, seconded by Chris unanimously approved by the board at 11:24am.

BOARD OF DIRECTORS' MEETING  
JULY 29 & 30, 2016  
PRESIDENT'S REPORT

Anita has very successfully completed her six-month probationary period. She has quickly learned and worked several positions around the Ranch, is resourceful in researching options and applied that knowledge in difficult situations, routinely juggles multiple responsibilities on a daily basis and responds quickly to emergency or critical issues, she has resolved conflicts successfully with minimal escalation, has provided an outstanding level of leadership and created a positive atmosphere, and has overall made it a pleasure to work with her and her staff.

Along with his responsibilities as Vice-president and Communications Committee, Chris King will be working with the Legal Task Force. We appreciate his willingness to be involved and help make the ranch a better place for all property owners.

Insurance remains a concern with no decision made as yet to pay the additional premiums and obtain more comprehensive coverage to protect POATRI's assets; Anita will be reporting on options in more detail.

Collection efforts are continuing to collect past-due assessments.

Our Communications Committee has published their first newsletter! We appreciate their efforts and look forward to receiving future newsletters on a regular basis. If you have not already done so, we would appreciate it if you would help us save on printing and mailing costs by providing your email address to have the newsletter link sent to you electronically. As always, if you have any suggestions for future articles, please provide your ideas to Chris, Yvonne, or other members of the Board.

The Board and Staff would like to thank Alan and Ken Baker for donating a secure cage to store firewood in. This oak firewood will be sold by the Ranch and I'm sure many people will enjoy using it for smoking BBQ as well as around a campfire.

We are fortunate to have dedicated and competent staff keeping the Ranch running smoothly. Recent rains in the area have created additional roadwork for Dennis and Isaiah and they are doing an admirable job of keeping our roads passable and in good condition. Wes and Klaus are getting needed repairs and maintenance done and their efforts are appreciated by everyone using the Ranch facilities, particularly the AC. Denese is improving processes and keeping the accounting records accurate and up-to-date to enable better financial oversight and decision-making. Calvin and Missy are keeping the front desk running smoothly and creating a wonderful first-impression for Ranch guests.

The entire staff at the Bad Rabbit has outdone themselves with creating and serving specials for the holidays (the tastiest BBQ on the 4<sup>th</sup> of July!) and weekends. If you haven't had the Saturday night steak dinner you have missed out on a fantastic meal. They are making a reputation for serving great food at reasonable prices. And Maria's cheesecake and Betty's cakes and pies are worth every calorie.

Respectfully submitted  
Marilynn Anthenat, President

**POATRI**  
**Treasurer's Report**  
**For the Six Months Ended June 30, 2016**

Unaudited, preliminary financial statements for the first six months are available and include a Balance Sheet, a P&L Budget Performance Report, a Comparative P&L to the same six-months in 2015, and a P&L by Class (Cost Center) for the 6-month period January thru June 2016. The Class P&L report has a section at the bottom of the report reflecting capital expenditures for each cost center.

At the end of the June 2016, POATRI had cash on hand in various banks totaling approximately \$757,065, which included approximately \$350,700 in bank accounts reserved for contingency situations and for capital reserve funds.

For the first six months of 2016, POATRI received income as follows;

|                      |                   |
|----------------------|-------------------|
| Assessment Revenue   | \$ 461,236        |
| Supplemental Revenue | \$ 247,681        |
| Miscellaneous Income | \$ 565            |
| Total Income         | <u>\$ 709,482</u> |

The Budget Performance P&L reports that POATRI had net income before depreciation of approximately \$261,146 versus the budget projection of \$230,946

The P&L by Class reports on how the income was generated and where expenses were applied. There is also a section at the bottom of this report reporting capitalized expenditures for each class.

The financial success of the lodge area is affected by the synergy between the individual cost areas. As an example, the occupancy of the Cabins is influenced by having an accessible Bad Rabbit Restaurant; likewise, the revenue of the café is greatly influenced by cabin occupancy and RV & camping occupancy. For the first six months of 2016, the Supplemental Class (Lodge operations) had net income of approximately \$6,450. There was approximately \$8,000 spent for Capital Expenditures related to lodge activities resulting in a total lodge deficit of approximately (\$2,209).

The Comparative P&L reflects that total income is significantly higher than at the same time last year and that there are increases in both assessment related revenue and in supplemental revenue related to lodge activities. Net income is likewise higher as of June 2016 than at June 2015. One expense area that is showing a significant increase is payroll expense. However, some of this increase is because housekeeping became a staff position in January 2016. The parameters for the current Terlingua Ranch housekeeping duties meet the IRS criteria for compensation as an employee position. In 2015 housekeeping service was provided by an outside independent contractor rather than a POATRI employee.

Patsy Culver, POATRI's outside CPA, recently completed her audit procedures and issued POATRI's Audited Financial Statements for the calendar year 2015. Ms. Culver asked me to express to the Board her appreciation to Anita, Denese, and the other office staff for their cooperation, diligence, and dedication to the organization, and the resulting useful and accurate financial information.

As a part of her audit engagement procedures, Ms. Culver submitted a Management Report to the Board providing suggestions for possible improvements in routines such as cash handling and fixed asset (Capitalization) reporting and tracking.

The audited financial statements will be added to the POATRI.org website as soon as possible.

Submitted July 30, 2016  
Linda Shank, Treasurer

POATRI 2016 2nd Quarter MANAGERS REPORT  
July 29<sup>th</sup>, 2016

From the Desk of Anita Goss:

Since our last Board Meeting, we have remained busy for most of the quarter. We have been short staffed and projects have slowed from the first three months of the year. We have made some progress though! The Pool now has a new pump that is much more efficient and is saving us over 1000 gallons a week in water. Rooms 37 and 38 are completed, and we are looking at exterior renovations now. We have hired another hand in the maintenance department, a great guy, Duane Peed. I think he is going to be a great addition to our team. The Café has continued to do well and Weekend Specials have sparked the Local interest again. The Bad Rabbit is getting great reviews Thanks to Betty, Rocky and Maria and Crew!

The Ham Radio Class went well; I believe we have several new Hams on the ranch. I know that a few of our employees are now Ham Operators. Thanks to Chuck for pulling that off!

The 2015 Independent Audit has gone well over all. We have improved upon some policies and added some software updates as a result.

We are getting ready for this year's land auction. The current properties available are listed on the POATRI.org website. I look to have the auction in September of this year.

The Non Potable well seems to be keeping up with the demand, by adding daily restrictions and adding the pump tech, that helps us watch the re-charge time, and use of the well. I have prepared a water report for this meeting.

Trash Report: We have had a few weeks of excessive household trash being dumped in various places around the lodge. We are considering cameras. The Activity has stopped for the last two weeks, but that doesn't mean it's over. We do NOT have the dumpster space to accommodate household trash. We have added extra security at night to watch for TRASH DUMPERS.

Wes Abbott, our Maintenance Supervisor has been certified to work on all of our propane systems, and is looking forward to his water specialist licensing, especially now that we have more staff to cover while he is at school for a week.

The Bathhouse has been having issues, we are working on getting it resolved.

I have had a meeting with the Maintenance Supervisor and we are working on some critical areas that need to be addressed next year. I will have a report for the next meeting on what needs repairs next year and plans to go about fixing those problem areas, including Café Electrical, Bathhouse Plumbing, Laundry Plumbing, and a couple of other areas.

We are able to now update the website from the office again, we had some issues at the beginning of the year, and a lack of trained personal to keep up with it. The Terlingua Ranch website is still under construction as we are flipping it over to word press from HTML> the POATRI.ORG is being updated daily with news and new info on workings of the ranch, land for sale, and the auction properties. I am personally excited to have this updated daily!

Our Wi-Fi network around the ranch has been down for some time, I am happy to announce we have the problem fixed, and now have the Wi-Fi extended to all areas of the lodge. This will also help us to incorporate wireless surveillance cameras to monitor, pool, laundry, trash dumping, and restaurant.

Property Services Member Statistics as of July 25<sup>th</sup>, 2016

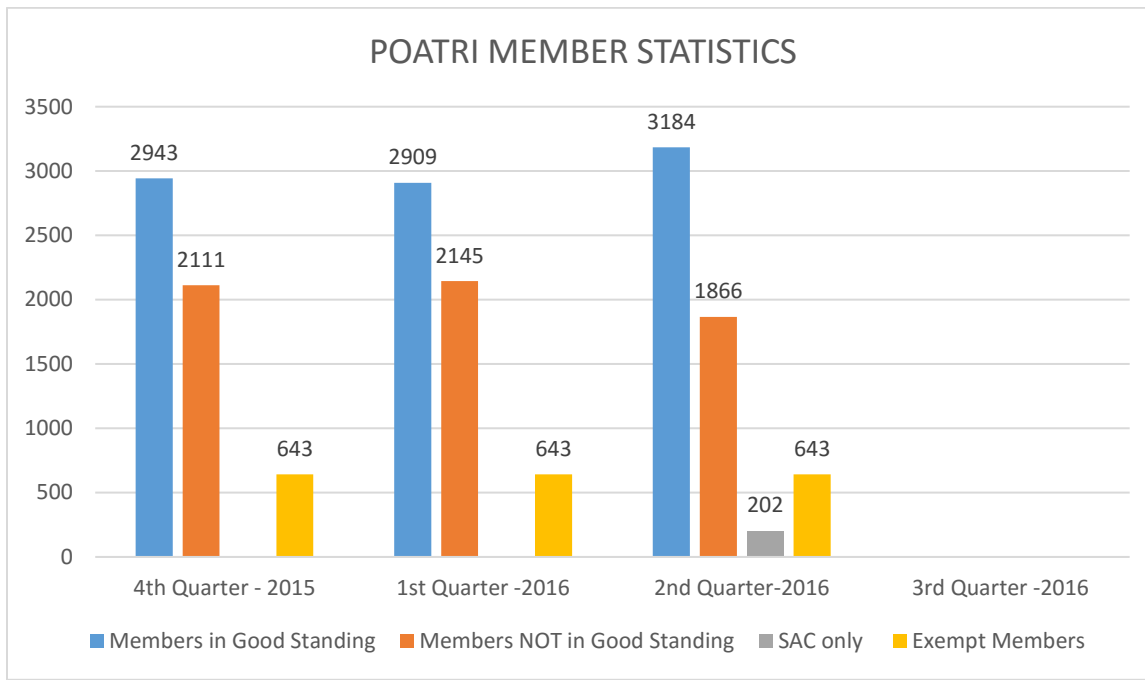
Total POATRI Members = 5050

Members in Good Standing = 3184

Members not in good standing = 1866

Total Exempt Members = 643

Property Owners who owe SAC charges only = 202



**Total Terlingua Ranch Acreage as of July 25<sup>th</sup>, 2016**

190,316 acres

**Payment Plan Evaluation as of July 25<sup>th</sup>, 2016**

There are 55 payment plans currently active in Tripod,

Only 4 members are delinquent on their payments of the 55 people on a payment plan as of July 2016

## 2016 WATER REPORT

This report has been produced as a result of the Non Potable well that went down in May of this year. As we move into 2017, we are seeing more and more people move to the desert, I have been here since 2005, where I started off in Redford, and bought land on the ranch in 2007. Since then I have seen many people come and go. Since 2012-2013 I have seen many more people come and stay. There are more commercial agriculture ventures, Air B&B's, more people with livestock, and just more families in general moving into the area. The non-potable good system is being taxed daily. This has us looking into the future for sustainability here on the ranch. In recent weeks, the Study Butte/ Terlingua Main Well has gone down, and several private wells in the area have gone dry. Currently Terlingua / Study Butte area are under water conservation advisories.

There are a couple of options for long term remedies. Limiting the water to 500 gallons per visit, and 5000 gallons per day, has helped the well to maintain a recharge level consistent with what we are using. This is a band aid to help along our water supply. Of Course, Rain always helps.

So that brings us to what are our options as an association to provide water long term for our members. There is a piece of property that has come available next to the lodge that has a well, a main house, a pump house, and 12 rv spots. I have spoken with Arrowhead Drilling, and Kade will come out and inspect the well for us for \$400.00 or \$200. If we can catch him while he has another service call in the area. The property is the Bare Bones Camp Park. The listed price for this property is 135,000.

Also, there is another option, and that is to drill a new well. This report is to get you thinking about the future and where we are going to invest. To drill a new well, its \$25.00 a foot for a 6inch hole, this includes, Grout, Welding, Cementing, PVC, Travel, and Picking a good site. There will also be a charge of \$336.00 for a piece of steel surface pipe that has to be laid, if they encounter more gravel, then we may need another joint, (21ft) \_ The Brewster County Permit for a new good cost 100.00. Then you would add the cost of a good house, and pump system separately. Wells can be expensive, and there are no guarantees that you will hit where you drill or far you will have to go to hit water.

Please be thinking of how we should proceed, and help protect our water source in the future. As of now, we will continue with the 500-gallon max load per visit, until further notice.

- Anita Goss  
Ranch Manager