



# Around *The* Ranch

Q3 2016

## Manager's Report

These summer months have flown by as we are looking forward to the fall. We have made some more improvements across the Lodge, from the pool filter system, to the facelift of the office, and food storage building. We have completed two more rooms that are ready to rent for hunting season.

The Hunt Committee will be setting up a public forum with the Game Warden and Park officials for this hunting season. If you have any questions about hunting, hunters on your land, or Texas Hunting Laws, please join us in the Bunkhouse. Meeting date is set for 1pm, October 28<sup>th</sup>, 2016. We will keep you posted on the NEWS section of the [www.poatri.org](http://www.poatri.org) website.

The Bathhouse is having issues with the plumbing. We have ordered portable toilets for temporary use, until we can fix this issue. Please bear with us, as this is an old building and the plumbing needs some attention.

The Bad Rabbit Café Specials have been a hit! We will continue to serve specials thru the fall. Friday nights are Fish Night and Saturday nights are Steak Night. We are going to be incorporating new specials as we get closer to the Fall months. Get ready for Loaded Baked Potatoes with choice of beef, chili, or cheddar broccoli as just one of our new weekday specials.

The independent audit has gone well. Patsy Culver met with Linda at the conclusion of the audit and we are doing well and have some direction for next year's audit.

We want to welcome the newest member of our staff, Duane Peed, here at the lodge. He is a great addition to our team. Also Missy Wagner is taking over the Property Services position in a part time capacity. Many of you may already know Missy as she has been working the front desk for us this year.

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## Announcements

### Ranch Pool Hours

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

Keys \$5.00 per person for daily use

### Café Hours

Mon and Wed thru Sat

7 a.m. – 8 p.m.

Sunday 7a.m. – 6 p.m.

Café closed on Tuesdays

### Specials at Cafe

Fridays

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

Saturdays

12 oz. Rib Eye, baked potato and Texas toast

### Election for Director Positions

Please note the dates in this newsletter for applications and voting.

### Auction

Please note the date for auction of land and requirements for bids in this newsletter.

## Board of Directors

Marilynn Anthenat: President  
[mka@gice.us](mailto:mka@gice.us)

Chris King: Vice President  
[cking@weevil.us](mailto:cking@weevil.us)

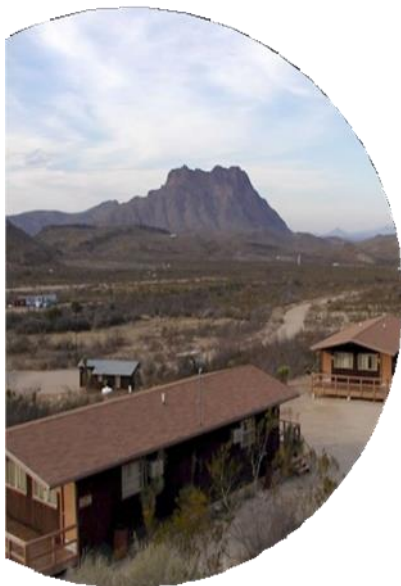
Linda Shank: Treasurer  
[linda.shank@sbcglobal.net](mailto:linda.shank@sbcglobal.net)

Kathy Pothier: Secretary  
[kpothier@bigbend.net](mailto:kpothier@bigbend.net)

Frank Oxsheer  
[foxsheer@sbcglobal.net](mailto:foxsheer@sbcglobal.net)

Yvonne Diaz  
[yve.diaz58@yahoo.com](mailto:yve.diaz58@yahoo.com)

Larry Leaming  
[bcc1323@msn.com](mailto:bcc1323@msn.com)



## Staff

Anita Goss: Ranch Manager  
[manager@terlinguaranch.com](mailto:manager@terlinguaranch.com)

Open: Missy Wagner  
[propertyinfo@terlinguaranch.com](mailto:propertyinfo@terlinguaranch.com)

Denese Jones: Bookkeeper  
[accounting@terlinguaranch.com](mailto:accounting@terlinguaranch.com)

Calvin Glover: Front Desk Coordinator  
[frontdesk@terlinguaranch.com](mailto:frontdesk@terlinguaranch.com)

Front Desk Agent: Steve Elliot

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/Busboy/Prep

Dennis Nance: Road Crew Foreman

Michael Willson: Road Crew

Wes Abbott: Maintenance Supervisor

Klaus Thiel: Maintenance

Bo Tardy: Maintenance

Duane Peed: Maintenance

Jim Miller, Jr.: Maintenance

Dean Bucher: Maintenance & Security

## 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. The legal task force will be reporting on this in more detail.

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 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

October 28, 2016. Ballot positions will be determined by a drawing at the October 29<sup>th</sup> 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?

The Board and Staff would like to thank Allen 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

## Property Auctions

Terlingua Ranch property Auctions are beginning again. This year's Property Owners Association Auction will be held in September. Bids must be sealed and sent in by certified mail to POATRI AUCTION (please see [www.poatri.org](http://www.poatri.org) Auction Page for details). All Bids must be received in our post office box at: PO Box 638, Terlingua, TX, 79852, by Sept 23<sup>rd</sup>, 2016. All bids will be held by the post office until the day after the cutoff date, at which time all bids will be signed off for at one time. They will be packed and sealed and brought back to the ranch. For this reason, you will not receive your certified mail receipt until after the closing date. We will open bids in the Meeting Room on Tuesday, Sept 27<sup>th</sup> at 2:30pm. Anyone is welcome to join us.

## Important Dates for Upcoming Director Elections

For those who wish to place their names on the ballot for director: Application Package is on the website and printed copies available in the office.

September 1, 2016	Accepting Director Applications
October 28, 2016	Deadline for accepting Director applications
October 29, 2016	Drawing for Ballot Position
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!

## July 2016 Board Meeting Minutes, Treasurer's Report, and President's Report

<http://poatri.org/wp-content/uploads/2016/08/Quarterly-Meeting-Minutes-7-30-2016.pdf>



Events at the Ranch



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Thanks for your continued support of the lodge and the staff here. We appreciate your contributions, concerns, and comments.

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.

