



Around *The* Ranch

Q4 2016

Manager's Report

From the Desk of Anita Goss,

December of 2016 was a great end to the year. We accomplished a lot last year. We started with cabin renovations, and ended the year on shower house updates and electrical updates in the Café.

The Road Crew received a new truck. This truck was much needed, and now we don't have to worry about Dennis and the road crew breaking down out in the field. We also have purchased a 120G Maintainer to add to our big equipment inventory, this was done thru Board approved capital spending and has come in under budget. We would like to attend the Auction in March 2017 to look at a Brewster County purchase of another 120G. The 140H has been fixed in house and is back in the equipment rotation. We have sold the oldest machine we have, the 12E. This money will go toward maintaining the other equipment.

Other accomplishments for 2016 include the Smith well lowered and pump updated to handle the usage on the well. A reverse osmosis system and a new ice machine was added to the café, not to mention the large ice vault at the front office. The plumbing in the bunkhouse was started and the electrical in the Café was updated which was badly needed.

We look forward to 2017 with continuing the electrical upgrades in the bunkhouse. We also plan to replace the floor in the laundry room which is caving in, changing out 32+yr old water heaters in various areas of the ranch, and the galvanized pipe going to the laundry room. These are just a few of the items on the list for this coming year.

One of the major items on 2017 upgrades is our Cabin and Lower RV Site high wires and connections. The first step is to replace lines to the junction box, and the large 1800-amp breaker box, which has been added to the capital budget. From there, every high wire that is aluminum wire over the cabins must be replaced. To keep the budget inline and to continue to try to make the supplemental side of the Ranch carry its own weight, we have increased the cabin rental rates by \$5.00 per room night.

Steve Elliot has taken the Property Services position 3 days a week, and he is also front desk on Sundays and Mondays. Steve is doing a wonderful job! **We are also working on online bill pay at the www.poatri.org website, we are hoping this will be available before the April 29th Board Meeting!**

Janna Adams has been promoted from the restaurant to Administrative Assistant. Janna will be helping bookkeeping, inventory tracking, restaurant inventories, retail inventories, and vehicle maintenance. Janna will go a long way in helping streamline our asset tracking, and other office duties. We look forward to the business of 2017.

LODGE HOURS & ANNOUNCEMENTS

**ASSESSMENT PAYMENTS DUE BY
MARCH 31st, 2017**

**PROPANE CYLINDER EXCHANGE
COMING TO THE RANCH LODGE
OFFICE SOON!**

Ranch Office Hours
9a.m. to 5p.m. DAILY
432.371.3146

Bad Rabbit Café Hours
Sun thru Thurs
7 a.m. – 8 p.m.
Friday & Saturdays
7a.m. – 9 p.m.

Specials at Café
Fridays
Fried Fish, mac & cheese, baked
potato, cole slaw & hush puppies
Saturdays
Grilled shrimp, mashed potatoes,
steamed broccoli & dinner roll

Ranch Pool Hours & Rates
The pool is scheduled to be open
By March 11th, 2017

2017 Pool Rates \$25.00 for Members
or \$5.00 per day for non-members

Lodge Rates for 2017
Cabin Rates 91.00 + Tax 1-2 PPL
Cabin Rates 96.00 + Tax 3-4 PPL
Upper RV Site Rates 24.00 + tax
Lower RV Site Rates 20.00 + tax
Campgrounds – 5.00 Per Person

Staff

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
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Bill Vogl
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Yvonne Diaz
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Larry Leaming
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Anita Goss: Ranch Manager
manager@terlinguaranch.com

Steve Elliot: Property Owner Services
propertyinfo@terlinguaranch.com

Denese Jones: Bookkeeper
accounting@terlinguaranch.com

Calvin Glover: Front Desk Coordinator
frontdesk@terlinguaranch.com

Janna Adams: Administrative Assistant

Lisa Christenson: Cook

Sara Staton: Cook

D'Andre Williams: Cook

Maria Grounds: Cook

Tanner Adamson Poehls: Cook

Johnnie Faye: Server

Richard Quick: Dishwasher

Brittany Starbuck: Housekeeping

Angel Tardy: Laundry

Dennis Nance: Road Crew Foreman

Michael Willson: Road Crew Swamper

Mack Tumlinson: Road Crew Mechanic

Wes Abbott: Maintenance Supervisor

Klaus Thiel: Maintenance

Beau Tardy: Maintenance

Steve Cobb: Maintenance

Dean Bucher: Security

President's Report

BOARD OF DIRECTORS' MEETING
JANUARY 27/28, 2017

It is with sadness I report that Frank Oxsheer passed away on Friday, November 25, 2016. Frank was a member of the Board of Directors for two terms. He was a member of the Legal Task Force and worked hard to make the ranch he loved a better place for all property owners. Frank was a resident of Alvin TX, served in the US Army for four years, and married to Peggy. One of Frank's mottos was "commitment is the key to success" and he practiced this in both his personal and professional life. He was devoted to Peggy and his family. We have felt a great loss here at Terlingua Ranch. Frank, you are deeply missed.

As part of community outreach and local marketing, the Ranch made a small donation to the Big Bend High School Purobots team. The Ranch logo was included on their team tee-shirts and also on the banner they will display when they attend competitions. In January the team traveled to El Paso for their first competition where they finished in 4th place out of 17 teams. Their next competition is February 4th and we wish them well.

Anita and her staff continue to make good progress in refurbishing the cabins with only two quads remaining to be done, one of which is expected to be completed before spring break.

At the last meeting, the Board approved a resolution approving a loan from the capital improvement fund for much-needed equipment. The funds will be paid back monthly over a three-year period. The long-term goal is to position smaller maintainers around the ranch to improve response time for critical road repairs and maintenance and to reduce wear and tear on the equipment. Dennis has been training Michael on operating the maintainers.

A couple of weeks ago my 11mos. old great-dane mix wandered off our 80 acre piece of land, and got caught in a slick trap or coyote trap. We have alerted the authorities, but I wanted to provide information in the newsletter for matters like this. If you are having trapping/ poaching / or trespassing issues please contact the Brewster County Sherriff. Thanks – Anita Goss, Ranch Manager

Property Lines must be marked. Texas allows for purple paint to be marked every 1000 feet. In a non-forest area, the paint must be 3ft off the ground, 1inch wide, and 8 inches in length. Or you must have no trespassing or no hunting signs posted every 1000 feet, they recommend both.

Game hunting is restricted to daytime hunting only. Spotlight hunting is for varmints and wild hogs, not game animals. **Varmint hunters should have written permission to be on someone's land, and should have a hunting license. Traps may not be set out on any land without express written permission.**

A person must have legal permission to hunt on someone else's land and a legal hunting license. 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.

For More info please call 432-837-3488

Criminal Trespass is normally a Class B misdemeanor with a fine of up to \$2000.00 and jail term up to 180 days. However, under certain conditions including if one has a deadly weapon on or about ones person, the offense is a Class A misdemeanor with a fine up to \$4000. And a jail term up to one year.



Trespassing Tips for Property

Terlingua Ranch Survey

Ranch

In order to better serve our property owners, we are looking at various options for you to be engaged with ranch business during our quarterly meetings. Please fill out the following survey and return it to the POATRI Office by mail or scan and send by email to the ranch manager. Thank you in advance for your interest and time. All surveys are confidential. Please send back your survey no later than March 31, 2017. Only one survey per owner.

General Questions

1. Are you a Terlingua Ranch property owner?
 Yes No
2. What is your tract number? _____
3. Do you currently or have you in the past attended board meetings? Yes No
4. Would you listen in on meetings "live" if we used technology available for you to be able to?
 A. No, I am not interested.
 B. No, I am not computer savvy to be able to do it.
 C. No, for another reason. Please explain.

 D. Yes, I am very interested in listening. For example, on Facebook live or something similar.
 E. Yes, for some other reason. Please explain.

 F. Not sure.
5. Do you have any additional comments on the above questions?

Water conservation is a hot topic on the ranch these days. Of course, in South Brewster County everyone conserves water and everyone is aware of the limited resources we have in the desert.

This last year, a couple of board members and I attended the Brewster County Ground Water Conservation District meeting that was held to discuss water production fees for business who sell water. The Ranch being one of those entities will, in the near future, be paying a fee to sell water.

The proposed fee is \$2500.00 for each permit that could last 10 yrs. This fee can be changed by the water board. It also requires a usage fee using a foot acre of water for its bench mark. The fee schedule is for potable and non-potable water. Also last year in 2016, the Ranch doubled its water sales. This was due to a population explosion here on the ranch. There are more people, more Air B&B's, more livestock, and more farming done on the ranch now than in the recent past.

At the last board meeting, it was decided to raise the water rates to .05 cents a gallon for non-potable water and .08 cents for a gallon of potable water. The increase will go to paying the new permit fees, and keep the pumps and well heads going , and up to date. Another issue that came up last year was the non-potable was not recharging fast enough before the rains came. A new well is not out of the question when looking 10yrs down the road. For more information on the Aug 2016 Brewster County Ground Water Conservation District meeting, you may go to the www.poatri.org website, and scroll down the news feed to the water report posted last year about this meeting. Sincerely, Anita Goss. Ranch Manager



NOTE TO PROPERTY OWNERS:

When calling into the Ranch office about dues, please ask to speak to Property Services, as the Bookkeeper does not have access to member data base. – Thanks Ranch Office

The Future of Water on the

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.



BEFORE



AFTER



**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)

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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.

POATRI
PO Box 638
Terlingua, TX 79852

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