



Around *The* Ranch

Q1 2017

Manager's Report

From the Desk of Anita Goss

This year has been a whirlwind of repairs and property owner activity. Two new land companies are Land Mule and Land Pearl. This has kept the property services office busy. We also assessed this year's late fees on accounts and have been processing a lot of last minute payments for assessment dues.

The week before spring break we completed the electrical upgrades that connect us to Rio Grande electric, resulting in a full house over spring break without ANY interruptions. Also we were able to clean up and re wire the bunkhouse, and add new energy efficient led lighting.

Right now, I am writing a procedure for the office for taking online payments on our website using PayPal. We have been working on the websites since Feb 15th to bring the up-to date and make them secure for credit card use. Please go to the sites when you have a chance. You may notice quicker response, all links have been re-established, newsletter are in chronological order, our website works well on mobile devices now and the Terlingua Ranch.com website is also updated.

Since the January meeting I have been working a collections project for 2017. We will be sending out payment requests for certain accounts, and interim billing June 1st for all accounts not paid as of that date.

I also would like to roll out "RANCH MARKET DAYS" for the months of July and August where property owners can come and sell their wares on the patio, having free space to sell. The Lodge will also be having a hotel fire sell to get rid of unwanted items in storage. I will provide advertising for Market Days through Marfa Public Radio, Alpine Avalanche and the Terlingua Moon, Lunch Specials at the Café, and live Music!

I would like to offer 30% discounts to any property owners or guests that would like to be a part of Market Days, dates would include July 8th through August 26th.

We are still working on getting propane exchange at the ranch office. We now have our railroad commission certificate to sell propane. There is some question as to whether the company will travel the last three miles. We have not given up on getting the deliveries though, and are looking at other options to make this work.

Also, a quick thanks to Lee Pendleton and Wes Abbott, we now have a Big Bend Valley Volunteer Water truck stationed on property at the ready for emergencies. Thanks to BBVVD!

LODGE HOURS & ANNOUNCEMENTS

Ranch Office Hours

9a.m. to 5p.m. DAILY
432.371.3146

Bad Rabbit Café Summer Hours

Sundays
7 a.m. – 6 p.m.
Mondays - Thursdays
7 a.m. – 7 p.m.
Friday & Saturdays
7a.m. – 9 p.m.

Ranch Pool Hours & Rates

The pool is open from March 11th to Sept 30th, 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 28.00
Lower RV Site Rates 24.00
Campgrounds – 8.00 Per Person

TERLINGUA RANCH MARKET DAYS

July 8th and 9th from 9 a.m. - 2 p.m.
July 22nd and 23rd from 9 a.m. – 2 p.m.
August 12th and 13th from 9 a.m. – 2 p.m.
August 26th and 27th from 9 a.m. – 2 p.m.
(property owners call office for more info on booth space available)

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

Bill Vogl
txvogl@yahoo.com

Yvonne Diaz
yve.diaz58@yahoo.com

Larry Leaming
bcc1323@msn.com

Staff

Anita Goss: Ranch Manager
manager@terlinguaranch.com

Steve Elliot: Property Owner Services
propertyinfo@terlinguaranch.com

Calvin Glover: Front Desk Coordinator
frontdesk@terlinguaranch.com

Janna Adams: Administrative Assistant

Denese Jones: Bookkeeper

Lisa Christenson: Housekeeping

D'Andre Williams: Cook

Maria Grounds: Server

Tanner Adamson Poehls: Cook

Johnnie Faye: Server

Richard Quick: Dishwasher

Brittany Starbuck: Cook

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

Dean Bucher: Security



President's Report

BOARD OF DIRECTORS' MEETING
APRIL 28th and 29th, 2017

Spring Break was a success at the ranch. Many thanks to Anita and her staff for completing projects and improvements prior to this busy season. And a huge thank you to everyone at the café – I heard many comments from guests about the great food and quick and friendly service. The new wiring and lighting in the bunkhouse has been completed and thank you to Anita for donating the new double doors.

We received a letter from a property owner thanking Dennis and Michael for quickly responding to their road problem and another letter thanking Calvin for his courtesy and helpfulness.

As reported at the last meeting, our antiquated wiring had reached the end of its safe and useful life and was creating potential fire hazards. Anita promptly pushed the repairs through and the work was completed in March.

The Commissioner's Court in Alpine has held several meetings to discuss property valuations and tax rates. Appraisers have been making site visits to properties in south Brewster County; the outcome will likely result in higher valuations and higher tax rates.

Thank you to Linda Shank for her many hours of work sprucing up the patio and café areas by painting the handrails and weeding and planting new plants in the landscape area.

Attended Brewster County property tax auction on March 7th with 69 tracts up for auction. Six tracts were removed prior to the auction and approximately six tracts did not receive any bids. The remaining tracts were sold either at their minimum bid amounts or higher. In some cases, significantly higher with approximately four tracts being sold for \$10,000 or more. Net proceeds to POATRI from this auction was \$11,058.32 for back assessments.

A survey was included in the last newsletter and we received positive feedback from property owners regarding listening live to board meetings. Thanks to all who participated.

Seeking Candidates for Board of Directors

We are looking forward to the next Board of Director election and are actively seeking qualified candidates to run for one of the available seats which will be open in January. A full Board consists of nine Directors and there are usually three new Directors elected each year to serve a three-year term. To be eligible, a property owner must (1) have continuously owned property on Terlingua Ranch for at least one year; (2) be a member in good standing; (3) not be a POATRI employee; and (4) not be related to another Director or to a POATRI employee.

Directors have a responsibility to always act with the best interests of POATRI in mind and a legal duty to not take any action that places the interests of others above the interest of POATRI. Directors are required to attend at least three of the four quarterly meetings. Up to five nights free lodging is offered to Directors during the quarterly meetings. If you are interested in helping out, but do not want to serve as a Director, there are a number of openings on the Budget and Finance Committee and the Audit Committee.

Applications for Director will be available after September 1st and will be due no later than 5:00 pm on Friday, October 27th.

If you are interested in becoming a candidate and would like more information about the duties and responsibilities of being a Director, please call any of the current Directors whose names/phone numbers are listed on the poatri.org web site. Information is also available on the poatri.org web site under the Library tab.

Poatri Auction Properties

Terlingua Ranch Lodge Cabin Renovations



**If you haven't come out and stayed with us since the cabins have been renovated, now is the time! 30% discount during "Terlingua Ranch Market Days" 2nd and 4th weekends during July and August
Make your reservation with Calvin or Steve today! 432-371-3146**

This Year's Auction will be held starting July 8th
Let your friends know about POATRI Auctions!

Sealed Bid Auction by Mail

This Year we have three tracts in Big Bend Valley, Six tracts in Cedar Springs, a ten acre tract in North Corazones, and five separate tracts in Solitario.
For More Information please see our website at

<https://poatri.org/land/buying-selling-land/auctions/>

Bids must be in by Friday July 21st, 2017

GOOD LUCK!



Road Cleanup

We would like to thank all people who help to keep the roads clean around the ranch. Following is a listing of the individuals, groups, businesses and organizations that have signed up for the 2 mile sections along 118 and 170. Thank you for what you do!

Alex Hilliard
Cowhead Ranch and Friends
Members of Dog Canyon Ranch
American Legion Post 653
Rancho Not So Grande
Triple S Ranch
Brewster County Storage
Employees of Longhorn Ranch
Ten Bits Ranch
Starlight Theater
Big Bend River Tours
All Energies Team
Big Bend Citizens Alliance
Big Bend Hotel Employees
Carlos & Juanita Mendoza and Family
Terlingua Community Garden Members
Desert Sports
Concerned Citizens Highway 170

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.



TERLINGUA RANCH ROAD SONG

By: JUDY ERON

Back on Terlingua Ranch Road,
Back on Terlingua Ranch Road.
Each bump means I'm closer to home.
Worries fall flat – nowhere I'm happier at
Than when I'm back on Terlingua Ranch Road.
Necessity dictates, away I must drive
Sometimes to work, sometimes for supplies.
But as soon as I leave, my heart starts to yearning
And I can't wait till I'll be returning. I'll be back on TRR etc
I've got every mile of this road memorized,
Well, except when it rains, there can be a surprise.
Hardly another car passes along
If they do, they'll hear me singing this song

**UPDATE YOUR EMAIL
SEND IN YOUR EMAIL ADDRESS OR
BETTER YET, EMAIL IT TO:**
Propertyinfo@terlinguaranch.com

Name _____
Tract # _____
Account # _____
Email: _____

Winner of Email Drawing: Kevin James

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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

BULK RATE

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