



# Around *The* Ranch

Q2 2017

## Manager's Report

From the Desk of Anita Goss

We have been steadily giving the ranch a face-lift along with the infrastructure that has been replaced since the end of last year. You may notice new signage, new flooring in the office, and new lighting in the map room among other things. We are now working on the renovations of the last quad, which are the handicapped rooms, these rooms will feature fully compliant ADA accommodations.

This quarter we have also launched our online bill pay page on [www.poatri.org](http://www.poatri.org). Members may now pay their assessments online for a small fee. (the 3.3% fee covers the cost of doing business online) There are three options you may choose from while paying online, you may pay previous year with late fee, current year assessment amount, or enter in any amount with a minimum payment of \$100.00.

The Demand letters and liens are still being implemented for 2017. Thus far we have collected over \$55,000 on demand letters. That figure is up \$20,000. From our last board meeting in April of this year. Also, Interim billing has gone out on July 10<sup>th</sup>, 2017 for the first time since 2011. This should generate revenues budgeted for but not yet seen for this year.

For the 2<sup>nd</sup> Quarter of this year we have 5032 members, of which 2695 are in good standing, and we have 630 exempt members.

Our POATRI Auction was a success this year, we had 9 winning bids for 9 tracts out of the 15 we had posted. We look forward to another auction next year. The results are posted on our website under the tract that was up for bid.

Ranch Market Days was enjoyed by all. We had a wonderful time visiting with property owners and guests. The Lodge hopes to grow this event into an annual happening. We will continue Market Days next year, expanding it from June thru August, every Saturday from 9am to 3pm.

If you have any ideas about property owner events that would be fun and beneficial to property owners, please don't hesitate to contact Anita Goss at 432-371-3146 to discuss.

## 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.

The Bad Rabbit will be closed from  
Sept 24<sup>th</sup> thru 28<sup>th</sup> of 2017. We will re-  
open Friday Sept. 29<sup>th</sup>

### Ranch Pool Hours & Rates

The pool is open from March 11<sup>th</sup> to Sept 4<sup>th</sup>, 2017  
2017 Pool Rates \$25.00 for Members for the yr. or \$5.00 per day for non-members.

**The POOL WILL BE CLOSED 10:00PM  
SEPT 4<sup>th</sup> FOR MAJOR REPAIRS NOT  
TO BE RE-OPENED UNTIL NEXT  
SEASON**

### 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

## 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)

Bill Vogl  
[txvogl@yahoo.com](mailto:txvogl@yahoo.com)

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

Larry Leaming  
[terlingua1323@gmail.com](mailto:terlingua1323@gmail.com)

## Staff

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

Steve Elliot: Property Owner Services  
[propertyinfo@terlinguaranch.com](mailto:propertyinfo@terlinguaranch.com)

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

Denese Jones: Bookkeeper

Dennis Nance: Road Crew Foreman

Richard Allen: Road Crew Swamper

Lisa Christenson: Housekeeping

D'Andre Williams: Cook

Tanner Adamson Poehls: Cook

Brittany Starbuck: Cook

Kelly Dayton: Server

Jake Merrill: Dish/Maintenance

Wes Abbott: Maintenance Supervisor

Klaus Thiel: Maintenance

Jeff Trommer: Maintenance

Dean Bucher: Security



## President's Report

BOARD OF DIRECTORS' MEETING  
July 28<sup>th</sup> and 29<sup>th</sup>, 2017

It's been a very busy summer at the Ranch with several groups reserving the facilities. Most notably, TSUS hosted another successful Christmas Mountain Symposium. I had the pleasure of meeting John Hayek, Vice Chancellor for Academic Affairs at TSUS who is responsible for the Christmas Mountains. We had an enjoyable visit and are looking for ways TSUS and the Ranch can continue to benefit each other. Any suggestions from Property Owners are welcome.

Renovations, repairs and improvements continue to be made to Ranch facilities.

Anita implemented PayPal to enable Property Owners to conveniently pay their assessments.

Thank you to Janna for saving the Ranch money by printing the quarterly newsletter in-house. In addition to the cost-savings, the newsletters are now being mailed much more quickly.

Thank you to Steve for attending the water board meeting in Alpine. He has spent considerable personal time traveling to meetings and researching the history of water catchment and ways to conserve water. If you have an interest in water conservation and would like to help on the water task force, please give Steve a call at the office.

## 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 each year. Up to five nights free lodging, subject to availability, is offered to Directors during the quarterly meetings. If you are interested in participating, but do not want to serve as a Director, there are a few openings on the Budget and Finance Committee and the Audit Committee.

Applications for Director will be available after September 1<sup>st</sup>. A link to the application will be available on the [poatri.org](http://poatri.org) website; applications will also be available at the office. Applications are due at the ranch office no later than 5:00 pm on Friday, October 27<sup>th</sup>.

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](http://poatri.org) web site. Information is also available on the [poatri.org](http://poatri.org) web site under the Library tab.

## BOARD APPLICANTS

Check the following to ensure that you can vote in the upcoming election:

Is my correct address on file at the POATRI office?

If I am a new property owner, have I completed and returned the new owner package?

Am I current on all my fees and assessments?

Complete the ballot. Mail it back to the address listed on the ballot by the ballot deadline.

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 the end of December, call or contact the Ranch office.

## Thanks to a few POATRI members, the Lodge's Horse Corral will get an Overhaul

For many years the stables at the Lodge Office have been a part of Lodge life. Thanks to some property owners, we will begin working on the Horse Pens, and installing new fence in the large corral. The maintenance team will be starting this project in September, as they continue to work on completing summer projects. If you are interested in bringing out your group for horse backing in the Big Bend, contact us at the Lodge office, we will be happy to help plan meals, accommodations, and horse stabling. The Project should be completed before the end of Fall 2017.

## 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" 2<sup>nd</sup> and 4<sup>th</sup> weekends during August. Make your reservation with Calvin, today! 432-371-3146







## Messages from the Road Crew Foreman

Thanks for all the feedback on the good roads. We are working hard to keep the ranch drivable from Solitario to Big Bend Valley.

The Road Crew has 1100 Miles of Road to Maintain year-round. We do our best to cover every road during the year. When it rains we try to get to impassible roads as soon as possible.

If you have a road request there are a few things to keep in mind. Any Blocked or Gated Road will not be maintained. We work on impassible roads first. If we can drive it in 2 wheel drive, then we believe that you can too. If you have a camera, it helps to send in pictures with your road request if possible. That way we know if we need a loader and dump truck, a maintainer, or a shovel and rake.

We do not take on private work. We have limited equipment and limited man power. In the desert, a shovel can be your best friend. We have had a lot of scattered rains this year so we are jumping back and forth from section to section. If you have an impassible road, we will make your request a priority. Please note that we will not bring equipment on location until the waters have subsided and the mud dries out a bit. If you see a maintainer in your area, and need some work done, best to contact us right away, while we are in your area, if you wait and call it in at the end of the week, we could be out of your area and it may be awhile before we can get back to you.

### POATRI BYLAWS STATE

#### 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.

**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

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