



Around *The* Ranch

Q3 2017

Manager's Report

From the Desk of Anita Goss

2017 has been a momentous year for Terlingua Ranch! Thank you to all the members, property owners, staff, and board of directors for all the support that has been shown in the management of the lodge. The Lodge is at full staff once again and ready for the upcoming hunting and holiday seasons. If you haven't been out in a while, come join us for a great evening of great food and friendly atmosphere. New Specials and longer hours greet the 2017 Fall / Winter season.

The cabins are almost complete, we are down to our last two renovations in Cabin 39 and Cabin 40. These are our ADA rooms and will feature tiled wet rooms, no thresholds and 36" doorway entries. The cabin décor ranges from Old Western, to Old Mexico, to Desert Themes with Cactus, Bluebonnets, Agaves, and Desert Thunderstorms. As soon as the last two cabins are complete we issue a press release to Brewster county and surrounding areas and chamber of commerce's.

Even though cabin revenue has dropped off slightly for 2017, we are looking at an upward trend in the 4th quarter of 2017. Since Sept 1st, we have been partnering with www.booking.com to help boost cabin reservations. Our Cabin Reviews are stellar online and Trip advisor also has us ranked at #2 Hotel in Terlingua. This is due to our excellent housekeeping staff, our on-point front desk staff and newly renovated rooms. Also, for 2018 property owners will received a 25% discount.

Collections went well this year, we collected over 62,500.00 in back dues revenue. For the third quarter of 2017, we have 5017 members, with 2914 members in good standing. We have also placed 395 liens on past due properties and have 62 current payment plans in place.

Billing for 2018 will go out Dec 1st, 2017. We will also be sending out voter ballots for the 2018 Board Elections, please make sure you are current on your dues this year, so you may vote. We have 5 seats and 6 applicants. Good luck to all of our applicants!

LODGE HOURS & ANNOUNCEMENTS

Ranch Office Hours

9a.m. to 5p.m. DAILY
432.371.3146
432.371.2416

Bad Rabbit Café Summer Hours

Sundays Mondays Tuesdays
7 a.m. – 7.p.m.
Wednesdays Thursdays,
Friday & Saturdays
7a.m. – 9 p.m.

Friday Nights are Catfish Night
New Specials coming out for Fall

Thanksgiving Served 11am 6pm
Christmas Day Hours 12pm-6pm
New Year's Eve Hours 7am-7pm
New Year's Day Hours 7am-7pm



Ranch Pool Hours & Rates

The pool is currently closed for repairs
and will be open Spring of 2018

Lodge Rates for 2018

Cabin Rates 95.00 + Tax 1-2 PPL
Cabin Rates 99.00 + Tax 3-4 PPL
Upper RV Site Rates 28.00
Lower RV Site Rates 24.00
Campgrounds – 8.00 Per Person

President's Report

We continue to welcome more groups using ranch facilities. We enjoyed hosting the Terlingua Preservation Society who held their luncheon at the Bad Rabbit on October 5. Part of our POATRI history includes Carroll Shelby. The TPS is a group of folks who love Carroll Shelby-designed vehicles and our far west Texas location. They raise funds to help support the Terlingua community and sponsor speed and handling competitions and car shows. Thanks, TPS, we enjoyed having you here. And many thanks to Anita and the café staff for making a fantastic fajita buffet.

Anita and her team did a fantastic job renovating the Bad Rabbit from scouring and de-greasing equipment to clearly identifying gas lines to painting and decorating. Many thanks to all who worked making this happen and re-opening the café on schedule.

As has been previously reported, after extensive research and our attorney's recommendation, a four-step process relating to clarifying ingress/egress rights was approved by the Board of Directors in 2016. Our attorney has provided the final documents and the Board has approved the President's signature on these documents, which we expect to have signed and filed within a few days.

Respectfully submitted
Marilynn Anthenat, President

Here are some POATRI property owner tips:

- 1.) Surveys are GREAT! Get your land surveyed. Call office for referrals.
- 2.) Assessment Billing goes out Dec 1st for 2018.
- 3.) Update your mailing address, phone numbers and emails so you can keep up to date with what's going on at POATRI. Newsletters are being sent quarterly.
- 4.) Also updating your address insures that you will receive a ballot for the upcoming 2018 Board of Directors election.
- 5.) Please make sure your account number and name of the account is on your assessment payment.
- 6.) PayPal is now available at www.poatri.org
- 7.) If you have a problem with your payment or a question about a payment, please contact Steve Elliott at propertyinfo@terlinguaranch.com not the accounting office.
- 8.) If you need your road worked on, please make sure that the issue warrants the road crew to come out. All roads are maintained to 4wheel drive, high clearance pass ability. All ranch areas are on a rotation for road maintenance. This year has been a rather wet one, so we are behind on our rotation schedule. Thank you for your patience!!
- 9.) When booking a cabin from the Lodge let us know you're a property owner so you can receive your 20% discount. And if you book 4 Rooms or more, you will receive a 25% discount.

Bear Sightings at the Ranch

Texas Parks and Wildlife has received multiple confirmed reports of a male black bear in the Lake Ament Rd area of Terlingua Ranch. Several of the reports detailed that the bear was eating some form of "attractant" (dog food, corn/protein from a deer feeder, chicken feed, horse feed, etc.). And although the bear has NOT displayed any aggressive/predatory behaviors, he has demonstrated that he may not fear humans or human structures as much as he should, which increases the potential for human-bear conflict. Thus, it is imperative that the residents of Terlingua Ranch, particularly the Lake Ament Rd area, secure all attractants as soon as possible for your safety and the well-being of the bear.

Voting Responsibilities

Whether you are a full-time, part-time, or seldom-visit owner, you have an investment in Terlingua Ranch.

As a member of POATRI, you influence the value of your Terlingua Ranch investment by taking an active interest in the way POATRI operates, the way that Terlingua Ranch Lodge & other facilities are managed, and in the maintenance of the 1100 miles of Terlingua Ranch roads.

A POATRI Member in Good Standing (MIGS) has the right to vote in any POATRI election, and the right to use and enjoy POATRI facilities and property. A Member in Good Standing is any Member who:

- a. For the purposes of exercising their right to vote, has, not less than sixty (60) days prior to the taking of any POATRI vote, fully paid all POATRI assessments due under the Maintenance Agreement and/or any amendments thereto,
- b. For all other purposes, has fully paid all POATRI assessments due under the Maintenance Agreement and/or any amendments thereto,

In the 2016 Election for 2017 Directors there were 2,815 Members in Good Standing, yet only 405 Members voted. This is a 14% voting record, or sadly an 86% nonvoting record.

The Board of Directors urges each member to participate by:

- 1) VOTING in the annual election
- 2) VOLUNTEERING, to the extent possible for committees or task force projects
- 3) VOLUNTEERING to be a candidate for Director with a 3-year term of office.

POATRI continues to conduct its annual election by way of a mailed-out ballot. While on-line voting has been discussed in recent years, currently no efficient, economical, or secure on-line voting method has been identified.

Ballots will be mailed out the week of **November 29th, 2017**. Ballots must be properly completed, signed, dated, and postmarked by **December 14th, 2017**. Ballots that are not Signed and/or Dated are INVALID.

PLEASE TAKE AN INTEREST IN POATRI AND INFLUENCE YOUR INVESTMENT IN TERLINGUA RANCH.

VOTE for Directors who represent the values, skills, and vision for Terlingua Ranch that you think are important to safeguard the financial investment you have.

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

terlingua1323@gmail.com

Staff

Anita Goss: Ranch Manager

manager@terlinguaranch.com

Calvin Glover: Front Desk Supervisor

frontdesk@terlinguaranch.com

Steve Elliott: Property Owner Services

propertyinfo@terlinguaranch.com

Denese Jones: Bookkeeper

Angela Garro: Front Desk Staff

Dennis Nance: Road Crew Foreman

Richard Allen: Road Crew

Tanner Poehls: Swamper

Lisa Christenson:

Housekeeping

Trish Bacon: Housekeeping

D'Andre Williams: Cook

Brittany Starbuck: Cook

Eddie Guerra: Cook

Kelly Dayton: Server

Blakely Bowen: Server

Wes Abbott: Maintenance Supervisor

Klaus Thiel: Maintenance

Jeff Trommer: Maintenance

Jake Merrill: Maintenance

Chris Bowen: Landscaping

Dean Bucher: Security

Scientific Research at Terlingua Ranch **Michael Huston, Biology Department (retired), Texas State University**

Virtually every major field of science can contribute to better understanding the landscapes, rocks, plants, and animals that can be observed throughout Terlingua Ranch, including geology, hydrology, physics, astronomy, climatology, ecology, physiology, and others. Regardless of what field of science is being considered, one major scientific research method is generally not applicable in an area like Terlingua Ranch, and that method is the experiment. Experiments usually focus on a single process or factor, with ALL other factors held constant. Factors that could be held constant in an experiment include temperature, moisture, sunlight, wind-speed, rainfall, soil chemistry, etc. However, everyone who has spent any time at Terlingua Ranch knows that these factors are constantly changing, and rarely stay the same for very long. When you see students and faculty out doing some sort of project in the Christmas Mountains or around Terlingua Ranch, they are generally NOT doing experiments.

Most of our research involves collecting the same type of data using the same methods every month at the same locations. This includes monthly sampling of flying insect attracted to UV lights, as well as monthly drives along roads to count kangaroo rats and whatever other mammals we see. Most of what we do could be done by anyone willing to make observations and record the data. One of the most important types of data is the rainfall amounts in different parts of the ranch. Rainfall has a huge effect on plants, insects, birds, and mammals, yet we have very poor data on how much rain falls, and where it falls. Several ranch residents record rainfall data at their homes, and others have joined the national CoCoRaHS network (www.cocorahs.org), which uses a standard rain gauge to precisely record precipitation that is then entered into the national database. Days with zero

rain require no input, so it is a relatively easy task to participate. These data are extremely valuable to anyone trying to do research on Terlingua Ranch.

Anyone interested in contributing to our research, or providing access to interesting research areas should contact either Dr. David Lemke, david.lemke@txstate.edu, or me, MH54@txstate.edu. We also have an annual research symposium at TRR Headquarters the third week in May each year, at which students, faculty, and Terlingua Ranch Residents report on research and observations at Terlingua Ranch and throughout the Big Bend region.

THANKFUL

November is the time to be thankful. I am thankful for Terlingua Ranch and all the people that make it so great. I am thankful for one of the most beautiful places in the world to live. I am thankful for the staff who dedicate themselves to POATRI, regardless of pay or rank. I am thankful for the many board members who cared enough about our ranch to keep it going all these years. I pledge as manager I will continue to be thankful for POATRI and do the very best to cover, protect, unite and grow our precious community.

Happy Thanksgiving,
Anita K Goss.

NEW YEARS EVE AT THE BAD RABBIT DEC 31ST, SUNDAY 2017

Hand-cut Ribeye and Shrimp Dinner \$19.99 per person
Bad Rabbit hours 7am-7pm New Year's Eve

***New Year's Eve Party 7pm – Midnight
Featuring: Emily Clepper
Live at the Bunkhouse***

***The TR Lodge invites its property owners
and guests to our
New Year's Eve Celebration***

Appetizers, Beer, Champagne Toast and
Party Favors Provided. (Fireworks if there is NO Burn Ban)

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

Name _____
Tract # _____
Account # _____
Email: _____

In This Issue

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- Bear Sightings - Warning
- BOD / Staff / Voting Responsibilities
- Scientific Research at Terlingua Ranch
- Thankful / Holiday Happenin's
- Update your email account

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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