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## Minutes of the POATRI Board of Directors January 27, 2018

The Meeting was called to order by Secretary Kathy Pothier at 10:04 am Saturday January 27, 2018

Roll Call and Certification of Board Members by Secretary (P = Present A = Absent)

Marilynn Anthenat – P; Yvonne Diaz – P; Chris King – P; Larry Leaming – P; Kathy Pothier – P; Linda Shank – P; Bill Vogl - P

### Invitation for Public Service Announcements

Chuck Corrao – On March 3<sup>rd</sup> for six weeks, there will be a Technician Radio Class offered by the Big Bend Ham Radio Club. The classes will be held at Sul Ross in Alpine, TX. Chuck will get out more information. Testing will be at the end of the class.

Chuck shared some sad news that there is a hiker missing in Big Bend Ranch State Park for several days.

Nancy Reyes – Big Bend National Park is doing an environmental assessment on the aoudad and feral hog population. There are two alternatives – one is to do nothing. The other is limited aerial shooting from a helicopter. The public comment period starts January 29<sup>th</sup> and runs for 30 days. You must go to the National Park Service website [www.nps.gov](http://www.nps.gov) for commenting – not the Big Bend National Park website. A public meeting will be held on February 13<sup>th</sup> at the Community Center in Study Butte, TX and a second meeting at Sul Ross Alpine, TX on February 14<sup>th</sup>.

Randy McLaughlin – at a previous board meeting an owner requested new chairs for the meeting room. A big thank you to Anita for the new chairs.

Sharon Clarke – This announcement is concerning the Brewster County Groundwater District. The District has adopted new rules. The new rules affect all property owners who use water in Brewster County. The new rules are extremely restrictive. The next meeting of the District is on February 15<sup>th</sup> at 10:00 am at the Community Center in Study Butte. The agenda is posted on the District website [www.westtexasgroundwater.com](http://www.westtexasgroundwater.com) The rules are posted on their website. If you have concerns or comments regarding these new rules, please attend the meeting. In our county we have 15 public water systems – 11 of them are in South Brewster County and Terlingua Ranch is one of the 11. We do not have a representative on that board. The District board is appointed by the Commissioner's Court.

Marilynn Anthenat – Big THANK YOU to Linda Shank for her service on the POATRI Board. She has been our treasurer these past few years. We appreciate her time and effort and how hard she's worked for the association. We do hope that she will continue helping in some capacity. Thank you to Nancy Reyes and Calvin Glover for their work on the 3-mile task force. We appreciate our volunteers. Also thank you to Steve Elliott for his work on the water task force. Steve has turned over the reins of the water task force to Sharon Clarke.

Kathy Pothier, Secretary - The minutes of the October 2017 quarterly board meeting were emailed to all directors and posted on poatri.org. Kathy Pothier moved the October minutes be accepted as emailed. Marilyn Anthenat seconded the motion. All directors were in favor and no director was opposed. The motion carried, and the minutes were approved.

There was an executive session held Friday, January 26, 2018 to discuss legal and personnel issues. No resolutions were passed as a result of this meeting.



# POATRI Property Owners' Association of Terlingua Ranch, Inc.

PO Box 638, Terlingua, TX 79852

(432) 371-3146

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**President's Report** was given by Marilyn Anthenat and is attached at the end of these minutes.

**Treasurer's Report** was given by Linda Shank and is attached at the end of these minutes.

**Manager's Report** was given by Anita Goss and is attached at the end of these minutes.

## **Committee/Task Force Reports**

**Budget and Finance Committee** – Linda Shank, Chair – no projects this quarter and therefore no report.

**Audit Committee** – Linda Shank – no projects this quarter and therefore no report.

**Communications Committee** – Chris King, Yvonne Diaz – We will be working on guidelines for our marketing efforts. We will be writing some common-sense guidelines for utilizing our social media presence on Facebook, Twitter, etc. in order to avoid misuse. We have a significant rating on the Terlingua Ranch Lodge Facebook page.

**Legal Task Force** – Kathy Pothier, Chris King, Marilyn Anthenat – Marilyn reported that most of our legal issues have been resolved. The next item on our list is regarding the Christmas Mountains Lease with Texas State University Systems. When the GLO turned over the lease to TSUS there was no new surface lease agreement between TSUS and POATRI put into effect. We have been issuing permits since that time based on a memo from the TSUS attorney to a prior board president. We have discovered that this is not enough to protect POATRI from liability due to the potential injury to folks. Our attorney has recommended that we immediately suspend permitting traffic into the Christmas Mountains. We will be following his recommendation and have stopped issuing permits until a new agreement between TUSU and POATRI is signed. We will be discussing a new surface lease with our attorney to get this resolved before Spring Break.

**Hunt Committee** – Larry Learning reported that the 2017 hunt season was uneventful.

**3-Mile Task Force:** Linda Shank, Nancy Reyes, Calvin Glover. This report is attached at the end of these minutes. There was a question regarding the width of the last three miles. The county requirement is 60' however two commissioners have informally said that we might be able to keep the same width – 40' – as the paved part of Terlingua Ranch Road. 40' would be less wide than the present width of the last three miles. There are two candidates running for County Commissioner who reside on Terlingua Ranch. They are Sarah Colando and Calvin Glover. There was general discussion regarding this issue.

**Water Conservation Task Force:** Steve Elliott, Nester Reyes. There was no report

**Airport Committee** – no report.

## **OLD BUSINESS:**

**TSUS and Christmas Mountains Update** – Linda Shank and Marilyn Anthenat. This was previously reported. See committee/task force reports.

**Terlingua Ranch Road** – Linda Shank and 3-Mile Task Force. This was previously reported. See committee/task force reports.



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## NEW BUSINESS:

**POATRI Newsletter** – Anita Goss. This report is attached at the end of these minutes. Anita requested, and the board unanimously approved going to paperless newsletters only. Two future physical newsletters will be sent out with an article letting owners know to contact the office to have a paper copy mailed. The office will keep a running list of those who request hard copy of the newsletter to be mailed to them. Our governing documents do not state how the newsletter is to be sent out – only the months it is to be sent out.

## OTHER NEW BUSINESS:

**Capital and Contingency Funds** – Linda Shank – the resolutions regarding these funds are attached at the end of these minutes. There was discussion between the board members regarding the CPI percentage which was used for computing the amount to be funded to the two accounts. The concern was that future boards would be limited to using the CPI. It was made clear that the 2018 CPI was only for 2018. Each year some concept should be used – the CPI was chosen to be used for this year. Future boards will be able to use the appropriate methods based on the financial health of the organization. These resolutions do not change the Policies and Procedures statute.

**2018 Budget** – Anita Goss, Linda Shank. Anita presented the 2018 budget. There were general questions and discussion regarding the 2018 budget. The 2018 budget is posted on [poatri.org](http://poatri.org). Linda Shank moved, and Kathy Pothier seconded to approve the 2018 budget as presented. Aye – 7; Nay – 0. The 2018 budget as presented is approved unanimously.

**Public Comments/Questions** – Do we have any current lawsuits in progress? The answer is no. Thanks to the Board and staff for all the work that has been done in the past

## 2018 Board of Directors Election Results – Jana Long, Independent Vote Counter

Property Owners in Good Standing	2858
Total Ballots Received	511
Valid Ballots	507
Part of Quorum	382
Not Part of Quorum	125
Invalid Ballots	4
Candidates (255.5 votes necessary to be seated)	
Kathy Pothier	453
Bill Vogl	453
Carolyn Small	446
Russell Bundy	431
Billy Ellis	310
Jarrod Beck	222



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**Discussion: WHEREAS**, the ballot summary gave enough votes to Kathy Pothier, Bill Vogl, Carolyn Small, Russell Bundy and Billy Ellis per the election procedures,

**Therefore;**

**BE IT HEREBY RESOLVED:** the 2018 election results be ratified.

Ayes 7            Nays 0            Abstain 0            Absent 0

Record of Voting –

Marilynn Anthenat – Y; Yvonne Diaz – Y; Chris King – Y; Larry Leaming – Y; Kathy Pothier – Y; Linda Shank – Y; Bill Vogl - Y

The 2017 Board was adjourned at 12:15pm

The 2018 Directors were seated, and all confidentiality documents were signed.

## ELECTION OF 2018 BoD OFFICERS

**President - Marilynn Anthenat** was nominated by Kathy Pothier and seconded by Carolyn Small

Ayes 9            Nays 0            Abstain 0            Absent 0

Record of Voting –

Y M Anthenat ; Y R Bundy ; Y Y Diaz ; Y B Ellis ; Y C King ; Y L Leaming ; Y K Pothier ; Y C Small ; Y B Vogl

**Vice President – Larry Leaming** was nominated by Marilynn Anthenat and seconded by Kathy Pothier

Ayes 9            Nays 0            Abstain 0            Absent 0

Record of Voting –

Y M Anthenat ; Y R Bundy ; Y Y Diaz ; Y B Ellis ; Y C King ; Y L Leaming ; Y K Pothier ; Y C Small ; Y B Vogl

**Secretary – Kathy Pothier** was nominated by Carolyn Small seconded by Russell Bundy

Ayes 9            Nays 0            Abstain 0            Absent 0

Record of Voting –

Y M Anthenat ; Y R Bundy ; Y Y Diaz ; Y B Ellis ; Y C King ; Y L Leaming ; Y K Pothier ; Y C Small ; Y B Vogl

**Treasurer – Chris King** was nominated by Marilynn Anthenat and seconded Russell Bundy

Ayes 9            Nays 0            Abstain 0            Absent 0

Record of Voting –

Y M Anthenat ; Y R Bundy ; Y Y Diaz ; Y B Ellis ; Y C King ; Y L Leaming ; Y K Pothier ; Y C Small ; Y B Vogl



The 2018 board passed the banking resolution which is attached at the end of these minutes.

The board retired to executive session to update the new directors on legal and personnel issues.

The meeting was adjourned at 4pm.

Respectfully submitted,

*Kathy Pothier*, Secretary



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## PRESIDENT'S REPORT January 2018

Anita and her staff have accomplished a tremendous amount in 2017 and deserve a big thank you from all of us. A recap of their accomplishments throughout the year:

- Antiquated electrical wiring replaced for all cabins.
- Room bookings were up 48% over last year!
- The pool was sand-blasted, repainted, and coping applied; decking on order and expected to be completed prior to spring break.
- All rooms renovated except for two ADA compliant rooms which are expected to be completed after spring break.
- Kitchen electrical fixed, kitchen repainted.
- Hosted several groups including four weddings, TSUS Christmas Mountain Symposium, the Terlingua Preservation Society, and other groups.
- Implemented PayPal to enable property owners to easily pay assessments.
- Collection rate of back assessments increasing with increased collection activity including placing liens.
- Audio recordings of Board of Directors available on-line.
- Increased marketing efforts by enabling Booking.com; received an 8.5 overall rating from Booking.com for facilities and service!

As we look forward to 2018:

- Five weddings booked, and the Terlingua Preservation Society expected back.
- TCEQ and water system improvements: During an extended drought period the Smith well tract was acquired and an expedited process with TCEQ was initiated in 2011 to bring the well into service under temporary emergency approval. Regular and required water sampling, testing, and reports have been performed by POATRI and submitted since bringing the system into use to the City of Odessa lab and to TCEQ. During a recent routine inspection, Mr. Arturo Leyva from TCEQ notified the ranch that a final formal submittal had not been sent to TCEQ back in 2012. He also advised that several items including a screen replacement were needed as well as cutting off the pool water system and other potential inflows to the system and gravity water tank needed to be segregated from access to the Smith well loop. Anita and her team are already working on the improvements and may also need to increase the height of the fence surrounding the water tank. To date we have not received any formal violation notices from TCEQ; however, there may be a potential for a formal notice and possible fine. Anita is obtaining quotes from civil engineers to assist with the TCEQ submittal while the water line re-routing will likely be done by ranch staff.

Respectfully submitted

*Marilynn Anthenat*, President



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## Treasurer's Report For the Period ended 12/31/17

There are several preliminary, unaudited financial reports for the twelve-month period ending 12/31/17. Each report presents the financial status of POATRI from a unique position.

- The P&L Budget Performance Report reflects Actual revenue & expenditures versus the Approved Budget for each line item.
- The Comparative P&L reports revenue & expenditures for the twelve months in 2017 compared to the twelve-month period in 2016.
- The P&L by Class (Cost Center) reports revenue & expenditures for each individual class (Cost Center). This report for the 12-month period ended 12/31/17, is presented in a "condensed" version.
- The Comparative Balance Sheet reflects Assets, Liabilities, and Equity as of December 2017 compared to December 2016.

At the end of December 2017, POATRI had a little over \$400,000 in operating bank accounts to meet 2018 initial operating needs while the 2018 assessments are being received. There is also \$321,075 in bank accounts reserved for contingency situations and capital reserve needs. The Reserve account was set up in 2005 and the Contingency Fund in 2007 to provide a financial safety net for the organization and to meet lender recommendations. The Policies and Procedures Manual describes each account, including purpose, restrictions, and procedures for any withdrawals and repayments.

Based on the P&P Manual, Section 1, Article 3(l), I will recommend that the Board authorize the Manager to increase the Reserve Account and the Contingency Acct by the 1.367 CPI% no later than February 15, 2018, so that the funds will reflect the Board's priority of protecting POATRI investments. For the Reserve Account, the increase will be \$2,051.25; for the Contingency Fund the increase will be \$2,746.68.

For the twelve-month period ended 12-31-17, POATRI received gross income (before expenses) from:

Assessment Related Revenue	\$ 601,427
Supplemental (Lodge) Revenue	\$ 545,685
Auction Net Proceeds	\$ 616
Miscellaneous Income	<u>\$ 2,407</u>
Total Gross Income	<u>\$1,150,135</u>

Of the approximately \$601,000 fees paid in 2017, 67% was the \$171.12 per account for 2017 fees, and 33% was delinquent fees from prior years. Thank you to all owners who recognize their financial responsibility towards Terlingua Ranch; and special thanks to Manager Anita Goss and her staff for their financial diligence, and for helping to create a positive Terlingua Ranch atmosphere.

2018 Assessment Bills were sent out in early December 2017. As recommended by auditors in previous years, payments received in 2017 for 2018 are reported on the Balance Sheet under account # 2700 Prepaid Assessments. Early payments totaled \$70,873 as of 12/31/17. As in prior years, Prepaid Assessments are recognized as revenue in the year for which they are paid; in this case the \$70,873 will be recognized as revenue in 2018.

### Other financial information and statistics:

The major renovations for Terlingua Ranch Lodge that began after the Lodge reopened in 2010 are almost complete. Of the original 32 cabins that needed extensive work, only 2 are still in progress.



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Likewise, there have been major improvements to other facilities/buildings, and the water system. It is worth noting that this has been accomplished without taking on debt. The Class Report for the 12 months 12/31/17 reflects a positive net income for the Lodge operations of approximately \$33,138, reflecting a goal of having the Lodge be self-supporting. The next step is staying on top of maintenance/repairs to protect POATRI's investment in this historical and unique asset.

Submitted January 27, 2018

*Linda Shank*, Treasurer





## Manager's Report January 2018

2017 has been a fabulous year~ The staff at POATRI is excited about 2018 and we have a lot of projects going on to tell you about.

The pool is half way complete and we will be decking the pool with new material and renovating the cabana for the up and coming season. The Pool should open the first week of March.

With the increased revenue and the Supplemental Lodge now supporting itself, the road crew team is going to receive more help and be able to cover more ground with monies saved.

The water system at the Lodge is also getting an upgrade. There are some key components that were planned to be put into place back in 2012, and now we can complete these items and upgrade the system.

Our laundry facility is also going to get new piping, flooring, and water heaters; this is much needed as it has not had any attention in years. Our staff has increased over the last year, and we expect to need all the extra hands to handle the increase in revenue that is coming our way.

The Cafe is scheduled to get a new oven/grill this year which is going to help quality of service, we will as business continues to grow be adding more inventory to the Café to handle more people for events. More good news, our latest Café health inspection received a 95.

The last two cabins which will be ADA cabins will be completed this year with wheelchair access, no thresholds, and tiled wet rooms for bathrooms. I am currently working on a press release for the cabin completion. Booking.com has opened a new market for cabin revenue. Cabin bookings are up 48% in the 4<sup>th</sup> quarter of 2017.

Over all we expect the area to continue to boom, as the cat has been let out of the bag!

In 2017 we collected \$70,000 in back dues. We are going to start a new collection project starting in March of 2018. This year we won't have all the low hanging fruit we did last year, but we will be aggressively pursuing back dues, and bad address accounts. At the end of 2017 we closed with an increase of MIGS. To date we have 5013 Members, 628 of those are exempt. We have 2931 Members in good standing and 2082 Members not in good standing.

Last summer we held HAM Radio workshops in the bunkhouse during the summer. If any property owners have ideas about public service or how to interact more with the community, e.g., art classes, first aid classes, HAM radio classes, please contact Anita Goss at the Ranch Office to discuss! Or if you would like to host a reunion, retreat or get together, call us!

Speaking of get togethers, last year we had a property owner potluck honoring Jane Brewster. Would anyone like to coordinate a Property Owner Potluck Dinner this year? This would be a nice annual event.

Finally, our New Year's Eve Party was an enormous success. We had many, many property owners and guests join us. What a wonderful time. Thanks to everyone who came out!

*Anita Goss*, Ranch Manager



## **Three Mile Task Force Report to POATRI Board**

January 26, 2018

The Three Mile Task Force was formed in October 2016 to follow up with Board and Owners' questions about the last 3 unpaved miles of Terlingua Ranch Road, such as why county paving stops at the intersection of Marathon Road, what efforts were made by POATRI in past years to improve this section of the road by conveying it to the County, what the county commissioners' position is for taking these 3 miles into their road maintenance program and eventually completing the paving of the "last 3 miles". Reports to the Board were presented at the April 28 meeting and at the October 28 meeting.

History: The POATRI Board and a former Ranch Manager worked on the 3 Mile paving project between 2004-2008, at which time work on the project was discontinued after the Board voted to close the Lodge operation and there was a shortage of necessary financial resources for legal, etc.

The current task force reviewed files from the 2006-2008 efforts. During the earlier project, letters were sent to owners of each of the tracts that the existing roadway crosses, asking their consent to provide written easement agreements with Brewster County. From the files, it appears that most owners responded positive, although no formalized written easement agreements were presented or signed. Some questions were raised by owners about the width of the easement and the routing of the road.

The task force has prepared: (1) a chart listing the current owners of each of the tracts that the existing roadway crosses, also showing, if ownership has not changed since the earlier project, whether those owners consented to a written easement agreement; and (2) a draft letter to current owners asking for consent.

The Task Force has identified three options which the Board might consider:

- 1) Continue with status quo (POATRI's ongoing maintenance of the unimproved last 3 miles;
- 2) POATRI consider surfacing the 3 miles itself;
- 3) POATRI act as a coordinator to facilitate transferring easements & maintenance of the last 3 miles to Brewster County with anticipation that the County will complete paving of the 3 Miles as soon as the County's budget permits.

Option #1 does not require any further input by the Task Force or the Board.

However, if Option 2 is to be considered, the Task Force recommends that POATRI obtain a legal opinion as to whether POATRI putting down a hard surface falls within the scope of its rights and responsibilities to maintain roadways on Terlingua Ranch.

If so, low cost materials may be available, although professional guidance from an engineer should be considered for such a project, since design and drainage should be considered, given road base conditions, geology, and vagaries of the West Texas climate. Yvonne Dias, current Director, sent an email to the Board with information on one possible product called AggreBind that could be a starting place in obtaining professional guidance from a professional engineer.

If legal opinion is that surfacing does not fall within POATRI's legal maintenance responsibilities, then POATRI might work to obtain written easement agreements with each of the current owners of tracts that the existing roadway crosses. Once the agreements are obtained, POATRI, at its expense, could design and pave the road, and maintain it in the future. A survey and title searches would be required. Estimates of all costs would be needed for a Board decision to be made.



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The third option is for the POATRI Board to assist the County in obtaining written easement agreements between the tract owners and the County, in order to have a dedicated public roadway with the County being responsible for future maintenance. If the County were to be responsible for maintenance, some current Brewster County Commissioners have expressed a willingness to pave the remaining 3-mile stretch, as funds are available, in the normal course of County road projects.

The Task Force favors POATRI's pursuing a paving project, either by POATRI or by conveyance to the County, although such will not be a speedy process.

Paving would be of tremendous benefit to all concerned, including affected property owners. Paving the road will reduce dust stirred up on the present unpaved section. It will reduce erosion and improve drainage along the road.

Paving the road will permit faster response times for first responders (fire, EMS, Sheriff), will allow larger trucks to access the Lodge and related properties for deliveries, and will improve the overall driving experience. The project has the additional potential of increasing values of tracts along the road. If the roadway is placed within the County's jurisdiction, it will be able to set speed limits and allow traffic control by law enforcement.

This infrastructure improvement will greatly enhance our Terlingua Ranch community and will undoubtedly benefit all stakeholders and users.

Submitted,  
3-Mile Task Force  
Linda Shank, Chair  
Nancy Reyes  
Calvin Glover  
Marilynn Anthenat



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## POATRI NEWSLETTER REPORT

BY: Anita Goss, Ranch Manager

In Jan of 2016 when I was first employed, we had approximately 5000 members, of which over half of them received their newsletter hardcopy by mail. Since that time, we have acquired over 1700 emails and the last newsletter that went out in November of 2017 had only 900 hardcopy newsletters go out by mail. We still have 5013 Members currently. Each quarter we spend a lot of money and time printing and mailing out newsletters, whether done in house, which is cumbersome at best, a nightmare at worst. Last year we purchased a Xerox copier to bring the newsletter in house, which has been wonderful at doing interim billing and end of year billing as well. This was a much-needed piece of equipment.

Last year during 2016 we sent out two newsletters and spent approximately \$4,500.00 for two quarters. We outsourced our newsletter for that price. If we would have produced 4 newsletters we would have spent \$9,000.00 on hardcopies. This year we reduced our hardcopies and put out four newsletters in 2017, which cost us \$6,300.00. The lower cost was also due to bringing it in house.

Currently, I am asking the members and board to consider going to a paperless newsletter. By sending out hard copy newsletters we are restricting ourselves to numbers of pages, size of articles, and number of pictures that can be published. We can save at a minimum \$6,300.00 per year, which will continue to rise with the cost of printing. I know we have a few members that do not have internet access. If they call in maybe we can mail those who want a hardcopy. But it must be requested. This way those without internet can still request a hard copy. But we don't have to send out countless hard copies that may or may not get read and may be even sent back for bad address reasons.



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## RESOLUTION BY THE BOARD OF DIRECTORS

### Discussion:

**WHEREAS**, the Policies & Procedures Manual, Section I – 3(1) states, “In preparing each year’s annual budget, the Manager and the Board shall determine a minimum % amount that will be added to each fund during the course of the year based on the year-end balance in each fund, including any unpaid withdrawals”, and

**WHEREAS**, it is important that POATRI continue to build up the Capital Reserve Account to keep the balance in line with current buying power as measured by the CPI, which for 2018 assessment fees was determined to be 1.367%, and the balance in the Reserve Account at 12/31/17 was \$150,055;

**BE IT HEREBY RESOLVED:** To Authorize the Manager to deposit \$2,051.25 (which is \$150,055 x 1.367%) into the FDSB Capital Reserve Fund on or before February 15, 2018, as a 2018 addition to this fund.

This resolution  amends  replaces  revokes  adds  
 Article \_\_\_\_\_  Section \_\_\_\_\_ of the  
 By-laws  Policy and Procedures Manual  \_\_\_\_\_  
 Article \_\_\_\_\_  Section \_\_\_\_\_

Effective Date: February 15, 2018

Motion By: Bill Vogl

Second: Yvonne Diaz

Ayes: 6 Nays: 1 Abstain: 0 Absent: 0

### Record of Voting:

  N   M. Anthenat  
  Y   Y. Diaz  
  Y   C. King  
  Y   L. Leaming  
  Y   B. Vogl  
  Y   K. Pothier  
  Y   L. Shank



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## RESOLUTION BY THE BOARD OF DIRECTORS

**WHEREAS**, it is important that POATRI continue to build up the Contingency Fund at West Texas National Bank to keep the balance in line with current buying power as measured by the CPI; and

**WHEREAS**, the Policy & Procedures Manual, Sec I – 3(1) states, “In preparing each year’s annual budget, the Manager and the Board shall determine a minimum % amount that will be added to each fund during the course of the year”, and since the CPI calculation for 2018 fees was determined to be 1.367%, and

**WHEREAS**, the current balance at 12/31/17 was \$200,927.62 x 1.367% = \$2,746.68,

**BE IT HEREBY RESOLVED:** To Authorize the Manager to deposit \$2,746.68 into the West Texas National Bank Contingency Fund Account on or before February 15, 2018, as a 2018 addition to this fund.

This resolution  amends  replaces  revokes  adds  
 Article \_\_\_\_\_  Section \_\_\_\_\_ of the  
 By-laws  Policy and Procedures Manual  \_\_\_\_\_  
 Article \_\_\_\_\_  Section \_\_\_\_\_

Effective Date: February 15, 2018

Motion By: Bill Vogl

Second: Larry Leaming

Ayes: 6 Nays: 1 Abstain: 0 Absent: 0

Record of Voting:

  N   M. Anthenat  
  Y   Y. Diaz  
  Y   C. King  
  Y   L. Leaming  
  Y   B. Vogl  
  Y   K. Pothier  
  Y   L. Shank



BOARD OF DIRECTORS  
 OF  
 PROPERTY OWNERS ASSOCIATION OF TERLINGUA RANCH, INC.

Date: January 27, 2018

BE IT HEREBY RESOLVED: That the following persons be authorized to sign checks and make transfers on all bank accounts maintained at West Texas National Bank

- Marilynn Anthenat, President
- Larry Leaming, Vice President
- Chris King, Treasurer
- Kathy Pothier, Secretary

BE IT FURTHER RESOLVED: That Anita Goss be authorized to sign on the WTNB checking account styled as POATRI-Petty Cash

BE IT FURTHER RESOLVED: That the following persons are authorized to sign checks and make transfers from the Reserve Account maintained at Fort Davis State Bank, and the Contingency Fund account maintained at West Texas National Bank.

- Marilynn Anthenat, President
- Larry Leaming, Vice President
- Chris King, Treasurer
- Kathy Pothier, Secretary

Approved by the Board of Directors on January 27, 2018

Motion By: Russell Bundy  
 Second By: Carolyn Small

Ayes: 9 Nays: 0 Abstain: 0

Attest:

Marilynn K Anthenat, President

Kathy R Pothier, Secretary

**Record of Voting :**

Y M Anthenat ; Y R Bundy ; Y Y Diaz ; Y B Ellis ; Y C King ; Y L Leaming ; Y K Pothier ; Y C Small ; Y B Vogl