



Around *The* Ranch

Q4 2017

Manager's Report February 2018

Our staff at POATRI is excited about building on our successes from 2017 in 2018 and we have a lot projects going on to tell you about. The pool decking, and cabana renovation is nearly complete! The Pool will open in mid- March.

With our increased supplemental revenue and the Lodge now supporting itself, the road crew team is going to receive more help and be able to cover more ground. We will also be using these monies for maintenance on infrastructure around the Ranch Lodge and to continue to improve guest services. We are currently hiring for Road Crew Positions. Please see www.poatri.org if you are interested in working for POATRI.

I am currently working on a press release for the cabin renovation completion. Booking.com continues to help us grow cabin revenue. Cabin bookings were up 48% in the 4th quarter of 2017 and continue to trend up. Over all we expect the area to continue to boom in 2018!

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/old accounts that 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.

During the January 2018 Board Meeting, we discussed the newsletter, and cost of printing/labor for mailing a physical newsletter. There is a report in the Jan 2018 Board Minutes that was prepared. Starting AUGUST of 2018 ALL NEWSLETTERS WILL BE SENT ELECTRONICALLY. The next two newsletters will have a NOTICE to contact POATRI by phone to receive a HARD COPY of the POATRI NEWSLETTER. As of right now, we have less than 900 members out of 5015 that receive a hardcopy. In the last two years we have collected over 1700 emails. This will save POATRI money, enable for a more robust newsletter, with more pages and more pictures when needed.

LODGE HOURS & ANNOUNCEMENTS

Ranch Office Hours

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

Bad Rabbit Café News & Hours

3/11/18 thru 3/18/18
Spring Break Buffets & Plate Specials
Served for Breakfast and Dinner
Hours will be 7a.m. to 9p.m. Mon – Sat
7a.m. – 7p.m. Sunday during Spring
Break Week

PIZZA COMING SOON!!

To the Bad Rabbit Café
Sold Noon to Close Daily

Regular Hours

Sundays
7 a.m. – 2 p.m.
Mondays Tuesdays
7 a.m. – 7p.m.
Wednesdays Thursdays
Friday & Saturdays
7a.m. – 9 p.m.

Ranch Pool Hours & Rates

The pool is now open! Grand Opening Party for Pool Renovations coming in Summer of 2018. Come by the office to sign up and get your key

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

BOARD OF DIRECTORS' MEETING –
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

2018 Board of Directors

Marilynn Anthenat: President
mka@gice.us

Larry Leaming: Vice President
terlingua1323@gmail.com

Chris King: Treasurer
cking@weevil.us

Kathy Pothier: Secretary
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Bill Vogl
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Yvonne Diaz
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Carolyn Small
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Staff

Anita Goss: Ranch Manager
manager@terlinguaranch.com

Calvin Glover: Front Desk Supervisor
frontdesk@terlinguaranch.com

Kelly Dayton: Property Owner Services
propertyinfo@terlinguaranch.com

Denese Jones: Bookkeeper

Dennis Nance: Road Crew Foreman

Lisa Christenson: Housekeeping

Trish Bacon: Housekeeping

Renee Brooks: Housekeeping

Darrell Sutton: Café Manager

D'Andre Williams: Cook

Brittany Starbuck: Cook

Justin Lamoureux: Cook

Tanner Poehls: Cook

Blakely Bowen: Server

Wes Abbott: Maintenance Supervisor

Klaus Thiel: Maintenance

Jeff Trommer: Maintenance

Jake Merrill: Swamper

Chris Bowen: Water System/ Land Scaping

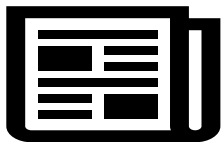
Dean Bucher: Security

NON - POTABLE WATER SALES

Our Non-Potable water sales are back on line. Last week we pressure washed the tank, cleaned and replaced gate valves and did an overall check up on the system. Everything is back up and working properly. We are currently selling non-potable water for .05 cents per gallon. Potable Water sales are .08 cents per gallon.

Pot Luck on the Patio at the Bad Rabbit Cafe

Join us April 12th, at 6pm for our "next" POATRI Property Owners Pot Luck Dinner! We will be on the Patio or in the Bunkhouse depending on the weather. Special thanks to our April hostesses Brenda, Kathy and Marilynn.



NEWSLETTER NOTICE

Starting in August of 2018 all P.O.A.T.R.I. Newsletters will be sent out in electronic form only.

If you cannot receive an electronic version of our email please call us at 432-371-3146 to have a copy mailed to you.

Thank You
Anita Goss, Ranch Mgr.

NEW POOL / NEW POOL RULES

Your maintenance crew has been working very hard resurfacing the interior and exterior of the pool. We are very excited to have this project completed. We started in October of last year and the pool is now open~ Along with sandblasting and repainting the interior of the pool, we have also just put in a new composite decking system. The pool is now a beautiful bright blue, with a brown spiced rum decking. We are hoping that everyone will enjoy the new pool and help us to take care of this precious amenity. This year when you pick up your key we are asking that you sign a waiver and pool rules agreement with the lodge office. We want everyone to take care of the facility and enjoy our new pool! Please notice our new pool signage too!



Christmas Mountains Research Symposium May 21–23, 2018

Preliminary Announcement Christmas Mountains Research Symposium May 21–23, 2018 Terlingua Ranch Headquarters, Brewster County, Texas The objective of the Christmas Mountains Research Symposium is to increase public and scientific understanding of the ecology, geology, culture and history of the Chihuahuan Desert ecosystem in the Big Bend region of West Texas and Mexico and to promote interactions among university researchers, agency personnel, and interested private landowners. Our sixth annual two-day symposium will include research by students and faculty from universities in the Texas State University System, but welcomes contributions from researchers at other universities, federal and state agency personnel, non-governmental organizations, and residents of the area who have investigated aspects of the region's ecology, geology, culture and history. Presenters should plan to give a 12-minute talk followed by three minutes of questions and discussion. PowerPoint presentations will be supported but are not required. The symposium will begin with an evening social and optional dinner on Monday, May 21st. Each of the two following days will have field trips scheduled in the morning and presentations in the afternoon. The symposium will close with a dinner Wednesday evening, May 23rd. Participants may wish to depart on Thursday, May 24th, but are welcome to stay and spend more time exploring the area on their own. A modest registration fee will cover the social, dinners on Monday, Tuesday, and Wednesday evenings, daily refreshments, snacks, etc. Other meals can be purchased on site. The official call for symposium abstracts will be issued in late March and online registration will also open at that time. If you plan to attend the symposium, you may wish to make lodging reservations early to assure availability. Accommodations at Terlingua Ranch include 32 motel-style cabin rooms (two double beds), RV hookups, and campsites. Visit terlinguaranch.com for more information on facilities and rates and contact the Terlingua Ranch Office (frontdesk@terlinguaranch.com) for reservations.

There are also other motel options, bed-and-breakfast accommodations and house and cabin rentals in the area. The Bad Rabbit Café, a full-service restaurant, is open daily for breakfast, lunch, and dinner. For more information, feel free to contact the symposium organizer, David Lemke, by phone (512.245.3364) or email (david.lemke@txstate.edu). The 2018 Christmas Mountains Research Symposium is sponsored by the Texas State University System and the TSUS Foundation

RAISING THE BAR

In 2014 POATRI started the task of renovating the cabins here at the Lodge. In 2016, when I took the position of Ranch Manager, completing the cabins seemed to be the first step in raising the bar here at the Lodge. We also replaced the electric system that supplied all those cabins. This was a huge improvement to the infrastructure. We also improved the Café experience, replaced the 30+ year old Bathhouse plumbing and a lot of other things. With these improvements, it was time to increase our occupancy and try to get the Lodge to generate a profit instead of losing money each year. In 2017 we achieved that goal. Now as we come into Spring Break 2018 we are realizing those dreams of increasing revenue and completing all the much-needed projects started way back when. In January we doubled our cabin income, which paid for all the upgrades on the pool, and allowed us to add more staffing to service our guests. Our Customer reviews continue to trend upward as well. In essence, we have raised the bar. I would like to give a special thanks to my wonderful staff who have made all of this happen. Without them it would not be possible.

We are becoming a premier destination for our property owners and tourists alike. In the last few years, the Big Bend has exploded in population growth and tourism dollars. It's time to put those dollars to work for our property owners. The next time you're down in the area, I encourage you to come by the Lodge and say hello and enjoy this gem of a resort we have in the middle of nowhere.

- Anita Goss, Ranch Manager

**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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- Lodge Hours / Announcements
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- Board of Directors / Staff Directory
- Potlucks, Pool News, Newsletter Notice
- Christmas Mtn. Symposium
- Raising the Bar
- 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

BULK RATE
US POSTAGE
PAID
PERMIT NO.
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