



POATRI Property Owners' Association of Terlingua Ranch, Inc.

PO Box 638, Terlingua, TX 79852 (432) 371-3146

BOARD OF DIRECTORS' QUARTERLY MEETING MINUTES SATURDAY, APRIL 28, 2019

10:00 AM Board of Directors' Meeting

The meeting was called to order by President Marilyn Anthenat at 10am on Saturday, April 28, 2018

Roll Call and Certification of Board Members by President Marilyn Anthenat (P = present; A = Absent)

Marilynn Anthenat – P Russell Bundy – P Yvonne Diaz – P Billy Ellis – P Chris King – P
Larry Leaming – A Kathy Pothier – A Carolyn Small – P Bill Vogl – P

There were no public service announcements

The board had several conference calls during the first quarter.

February 20, 2018 – this conference call was to choose an engineering firm to properly permit the Smith well. Present were M Anthenat, R Bundy, Y Diaz, B Ellis, L Leaming, K Pothier, B Vogl. Absent were C King and C Small. Jacob Martin Engineering firm was unanimously hired as the engineering firm by the board members present on the conference call.

February 27, 2018 – this conference call was to discuss road repair requests. Present were M Anthenat, R Bundy, B Ellis, C King, K Pothier, C Small and B Vogl. Absent were Y Diaz and L Leaming. No formal vote was taken because of this conference call.

March 29, 2018 – this conference call was to discuss the non-potable well issues and solutions. Present were M Anthenat, R Bundy, Y Diaz, B Ellis, K Pothier, C Small and B Vogl. Absent were C King and L Leaming. Water conservation measures and a limit on number of gallons per day were blessed. More information from the well driller was necessary. No formal vote was taken because of this conference call.

April 10, 2018 – this conference call was to hear the information from the well driller and act on that information. Present were M Anthenat, R Bundy, Y Diaz, B Ellis, C King, K Pothier, B Vogl. Absent were L Leaming and C Small.

The board present voted to authorize Anita to have a pump installed on the North wells as a back-up/emergency water source and road crew use. Record of voting was M Anthenat – yes; R Bundy – yes; Y Diaz – yes; B Ellis – yes; C King – yes; L Leaming – Absent; Kathy – yes; C Small – Absent; B Vogl – yes. 7 Yes 0 Abstain 2 Absent

The board present also voted to authorize Anita to contract with Arrowhead Drilling to drill a new well next to the existing non-potable water well up to 400 feet deep. Record of voting was M Anthenat – yes; R Bundy – yes; Y Diaz – yes; B Ellis – yes; C King – yes; L Leaming – Absent; Kathy – yes; C Small – Absent; B Vogl – yes. 7 Yes 0 Abstain 2 Absent

R Bundy moved, and C Small seconded acceptance of the January, 2018 minutes as emailed and posted on POATRI.org. All directors present were in favor.

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

Treasurer's Report was presented by Chris King – We had a really good quarter financially. The cabins stayed full. Booking.com has really come through for us. We are \$55,000 over budget in cabin income. Café income has also increased. At the same time, the cost of goods sold is down considerably. Financial reports will be posted on POATRI.org.



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

Committee/Task Force Reports

Budget and Finance Committee has no report. We continue to look for volunteers to help us out on this committee.

Audit Committee has no report. Going forward Diana Wysocki and Brenda Drjac will be doing projects each quarter.

Communications Committee by Chris King and Yvonne Diaz. They are working on a social media policy.

TSUS Task Force Coordinator Marilyn Anthenat shared that this information is covered in the President's report.

Hunt Committee has no report.

Airport Committee has no report as we have no one on this committee. Anita did put up new wind socks at the airport. We continue to look for volunteers to help us out on this committee.

3-Mile Task Force - We appreciate all the efforts, research and hard work this task force has done. Larry Drjac reported that the task force has met and has an updated list of owners along the unpaved portion (last three miles) of Terlingua Ranch road. The task force will draft a preliminary letter and easement to present to the board and attorney for approval. Then the easement would be presented to the county attorney to see if this easement is something the county would approve. Property owners along the 3-mile portion will be contacted personally. The task force gave the board 3 options to consider 1) Continue with the status quo; 2) POATRI consider resurfacing the 3-mile portion itself and 3) POATRI to act a coordinator to facilitate transferring easements and maintenance of the last 3 miles to Brewster County – with the anticipation that the county will finish the paving of the last 3 miles as their budget permits. There is a 4th option which may be a possibility but has not been researched yet. That is the opinion that the last three miles is already a public road requiring only a petition requesting the county to pave it. This document would be signed by the property owners of the tracts within the last three miles of Terlingua Ranch road. This has not been researched or reviewed by our attorney yet. The task force recommendation is that we pursue having the last three miles paved. At this point there was general discussion regarding how to move forward. Suggestions from the board and audience included contacting our commissioner for support, gaining buy-in from the affected owners and having our attorney look at the language found in old Terramar deeds.

The board members present unanimously voted to accept the recommendation of the task force to pursue paving the last three miles of Terlingua Ranch road.

Marilynn will send the suggested letter and easement to our attorney for his opinion. Does he have different language for the easement or different process put in place? Once our attorney approves the letter and easement, then they will be sent to Brewster County to see if it meets their needs. Then the board would internally develop a process to contact the property owners. Marilyn will also send the Terramar deed language to our attorney.

OLD BUSINESS:

Update on Collections and Foreclosures – Anita Goss reported that property owner services have been focusing on turning bad addresses into good ones. We are getting good traffic on our PayPal feature on POATRI.org. We will be sending out two interim billings this year – April and August. In the second quarter we will continue to send demand letters and file liens on past due accounts with the goal being to turn those past due accounts into members in good standing. There are no foreclosures in process – we are sending demand letters, payment plans and interim billings to bring more accounts into good



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standing. With continued focus on demand letters, liens, payments plans, interim billings and bad addresses, we are very optimistic about assessment revenues this year.

Do we advertise for the POATRI property auction? We announce it on poatri.org and in the newsletter as well as word of mouth when owners and prospective owners contact us. Randy McLaughlin offered to post notices in Study Butte and Chuck Corrao offered to post on the Terlingua facebook groups.

TSUS and Christmas Mountains update is contained in the president's report at the end of these minutes.

NEW BUSINESS:

Property Owner Participation – Rhonda Haberer gave a brief summary of her family's history on the ranch and stated that she supported the ranch and its facilities.

Non-potable and Potable Water Conservation measures were reported in the president's report which is attached at the end of these minutes.

RGCOG Terlingua Ranch 9-1-1 Maps – Tom Griffith from Rio Grande Council of Governments spoke about their new maps. There are some inaccuracies and they are working at getting these corrected. Tom will be working with Dennis Nance, our road crew supervisor, to correct the confusions. RGCOG are very careful about changing road names because so many people and their information are affected. There was a suggestion to take this map, frame it and post it at the head of the ranch road. Tom assigns the physical addresses for Brewster and Presidio counties. Marilyn requested for the Ranch office to be notified when a road is renamed. Tom explained that he does not rename roads. His process is when an owner is requesting the road name to be changed, they are referred to the county commissioner. The ranch needs to be notified of requests for road name changes. Tom does not have the authority to rename roads. There was a question regarding placing road signs – can property owners do this themselves. Road names would be great out here – there's a question of who has the ultimate responsibility to place those signs so there's no miscommunications and that the roads are named correctly. Reminder that all affected property owners and the ranch office need to be involved in the placing of road signs. We need to come up with a process for road signs.

There was no other new business, resolutions or voting.

Yvonne moved, Carolyn seconded, and the board unanimously voted to adjourn at 11:33am.

Respectfully submitted,

Kathy Pothier, Secretary.



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PRESIDENT'S REPORT APRIL 2018

TCEQ and water system improvements update: After reviewing the three bids received, the Board approved hiring Derek Turner with Jacob Martin Engineering. Although based in Weatherford and Abilene, they have experience with projects in our area including Lajitas and Study Butte Water Supply Corporation. Mr. Turner did an on-site assessment in March and has requested an extension on TCEQ's compliance deadline to correct concerns and submit as-builts. On April 4 we received an update that TCEQ had only granted an extension until the end of July and Mr. Turner stated he will push to meet the deadline.

Racythings Enterprises, LLC owns the Terlingua racing team trademarks, logos, and copyrights including certain logos used around the ranch and café. Our Agreement with them has expired and their new Agreement is being evaluated by our attorney.

Attorneys representing TSUS and POATRI are continuing to review the Christmas Mountain surface lease and permitting process and we are hopeful to have a new lease and permit in place within a few weeks.

The property owner potlucks have been reinstated with the first potlucks held on February 22nd and April 12th. Future potlucks will be held in the Bunkhouse, or on the patio weather permitting, the second Thursday of each month at 6:00 pm. Please bring a covered dish to share and join your friends and neighbors for an enjoyable evening. The ranch is providing cutlery, plates, and iced tea and water.

Water is a critical issue facing the ranch. The non-potable water well is not recharging quickly enough to keep up with demand. With the support of the Board, Anita implemented emergency water restrictions including weekly limits per household and daily sales limits. She initiated non-transferable water management cards to monitor usage and sales. Well drillers have done on-site evaluations of the existing well and provided options including fracking the existing well, drilling a new well next to the existing well, or drilling a new well at another location. UPDATE: The new non-potable well has been drilled and water was reached at approximately 300 feet at the rate of 10 gallons per minute. As a temporary conservation measure, water sales are increasing to a maximum per property owner account of up to 2000 gallons per month with no transfers and no carryover. Based on the recovery rate of the non-potable wells, ranch management may need to limit total water sales per day. There will be no water sales to non-property owners. People delivering water to other property owners must show written permission from that property owner for each delivery. Efforts to conserve water and become better stewards of this resource are being evaluated including additional water conservation measures, water catchment systems, water conservation in bathhouse and other ranch areas, and possibly increasing water rates. We welcome your input; please share your ideas and suggestions with Anita.

On April 5th, Anita, Dennis, Jake and I met with Rio Grande Council of Governments representatives and Commissioner Hugh Garrett regarding Terlingua Ranch map concerns. RGCOG 9-1-1 maps are not intended to be general maps of the area. Dennis is working directly with RGCOG to resolve a couple of instances of multiple names for the same road. The most recent Terlingua Ranch road map was provided to us and is posted in the ranch office. Mr. Tom Griffith, the 9-1-1 GIS Coordinator, is expected to attend the workshop on April 27.

Respectfully submitted,

Marilynn Anthenat, President



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POATRI 1st QUARTER MANAGER'S REPORT

APRIL 27th, 2018

This year has been very busy from the first of January. More and more people are visiting the Big Bend, buying land, and searching for land. The office has been extremely busy. It has been quite challenging as our employee family has been dealing with a few personal tragedies in the last month. On a happy note, Dre finally had his baby, it's a boy! Along with the increased business, water demand, and the old well that is not recharging slowly restricting non-potable water sales. I want to thank everyone for being patient with the office staff. We are doing the best we can to fill the gaps and keep up with all the moving parts. A quick update on Calvin's daughter, she is awake! She woke yesterday and responding to questions and has her sense of humor, according to Calvin. Calvin will be back with us very soon, he is waiting for them to transfer her out of ICU. We are so glad she is out of the woods!

I want to take a moment to thank the Lodge Staff. They are real troopers. With the increased business and with everything life can throw at them, our staff have stood tall under pressure. We may not get it right every time, and there is always room for improvement, but I want to acknowledge their dedication and loyalty to the ranch. Thank You! We wouldn't be here without you, and I couldn't do this job without you!

We have recently signed up with Aflac, and as of May 1st, I am happy to announce that all full-time employees of the ranch will be receiving free dental insurance.

Not only did we add this benefit for employees, but, we have also been working for the last 3 mos. to get better insurance coverage for POATRI across the board. We have been successful in obtaining Hibbs/Hallmark and Company, a 15-rated insurance firm. We have acquired some of the best leisure insurance in the nation through them, K&K Leisure. We have lowered the cost of our insurance while at the same time adding coverage.

The new well is complete, it is 300ft deep, and pumps 10gallons per minute with a static level of 95 feet. We will be working very quickly to get it working and online for sales. A special thanks to the Board of Directors for pushing the funding thru !

The Supplemental side of POATRI is carrying its own weight now and will be able to support the non-supplemental side of operations. We are currently looking to increase or staff. Applications can be found online at <https://poatri.org/jobs/>. We are hiring cooks, servers, housekeeping, and road crew / equipment operators.

We are currently looking at the future needs of the lodge to support the increase in business, including employees, employee housing, supplies and small wares for the café, linens for housekeeping, and changing out some water heaters.

The property services office has been working hard to keep up with property transfers, and new owners. We have also just started our collection project for 2018. This year we are going to send out billing statements in May, August and again in the normal 1st day of December. Bad address research is also on going and Kelly has been doing a wonderful job of literally knocking out pages of bad addresses, finding owners and updating information in Tripod. We will be holding our annual property auction in June. In March of this year we collected \$2245.00 in proceeds from the sheriff's auction. As of this week we currently have 5030 property owners with 629 exempt property owners, and 2469 members in good standing. We levied 2623 accounts with late fees this year. We will start the 2018 lien process here in the second quarter.

We have hired a new restaurant manager, Darrell Sutton. He has long time experience in the kitchen and are glad to have him aboard. Darrell has helped implement the addition of Pizza on the regular menu. You can now order pizza for dine in or carry out from the Bad Rabbit! Come by and try it. We have also added fried fish to the regular menu. Friday and Saturday night specials will be changing up for the summer. Our hours are changing slightly. We will now close at 7pm on Wednesdays as well as Mondays and Tuesdays. We will continue to stay open until 9 Thursday, Friday, and Saturdays. Sundays



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we are open until 2pm. We hope to be able to provide to-go orders from a limited menu from 2pm to 5pm every Sunday.

Next up for the Lodge? The Christmas Mountains May Symposium is coming May 21st thru 23rd. We will keep you updated on information related to the symposium. Sign up now if you haven't already! Rooms are filling up. <http://www.bio.txstate.edu/Department-Events/Research-Symposium.html>

This summer we're going to host Ranch Market Days again. We had several scheduling suggestions last year. If anyone has any ideas on what they would like to see, please come talk to me. Right now, we are looking at every weekend in July. Saturday and Sunday.

I am also looking for community events to host in the bunkhouse this summer.

Looking forward to a GREAT Summer!

Anita Goss, Ranch Manager