



Around *The* Ranch

Q1 2018

Manager's Report MAY 2018

The new well is complete, it is 300ft deep, and pumps ten gallons per minute with a static level of 95 feet. We are still monitoring the water since this is an unproven well. There is a maximum of 2000 gallon per month each property owner can purchase. The office is limited to a maximum of 5000 gallons per day as of now. We are asking that property owners only purchase 500 gallons at a time. Once we see how the new well does in tandem with the old well, we will reconsider conservation effort. 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 have added staff 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 on 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 we 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!

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 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.

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.

LODGE HOURS & ANNOUNCEMENTS

Ranch Office Hours
9a.m. to 5p.m. DAILY
432.371.3146
432.371.2416

Bad Rabbit Café News & Hours

PIZZA NOW AVAILABLE
TAKE OUT OR DINE IN
Sold Noon to Close Daily

Regular Hours
Sundays
7 a.m. – 2 p.m.
Monday - Wednesday
7 a.m. – 7 p.m.
Thursday – Saturday
7a.m. – 9 p.m.

Ranch Pool Hours & Rates

The pool is now open! Come by the office to sign up and get your key
\$25.00 for Property Owners
or \$5.00 per day per person.

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

RV Discounts for Property Owners

Weekly Rate for Summer Months of June, July, and August are \$113.40
Maximum Stay 60 days at a time.

President's Report

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.

Racythangs 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.

THE NEW POOL IS IN FULL SWING

Stop by the Café order a pizza and come hang out at the new pool! Day keys are \$5.00 per person and Annual Property Owner Keys for \$25.00 a year are available at the office now. To keep our pool safe, we are having a video camera installed. A sign will be posted at the gate that video surveillance is in use. Stay tuned for summer events at the pool.



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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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
/ Front Desk

Renee Brooks: Housekeeping

Darrell Sutton: Café Manager

D'Andre Williams: Cook

Brittany Starbuck: Cook / Server

Tanner Poehls: Cook

Blakely Bowen: Server

Wes Abbott: Maintenance Supervisor

Klaus Thiel: Maintenance

Jeff Trommer: Maintenance

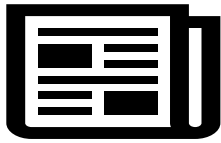
Jake Merrill: Swamper

Chris Bowen: Water System/ Land
Scaping

Dean Bucher: Security

Pot Luck in the Bunk House

Join us May 10th, at 6pm for our "next" POATRI Property Owners Pot Luck Dinner! We will be on the Patio or in the Bunkhouse. 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.

Terlingua Ranch Trail Ride, April 2018



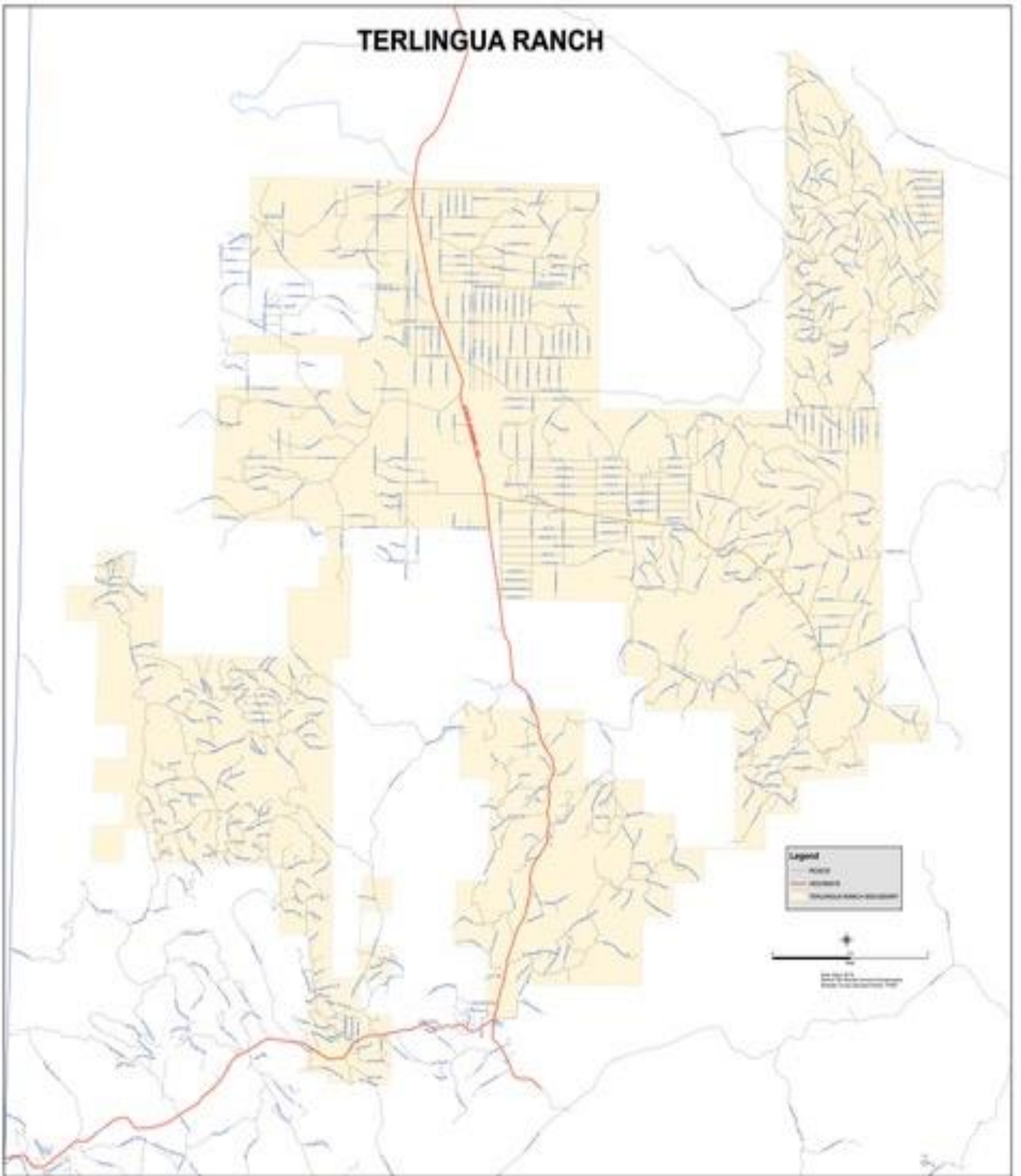
On Saturday, April 21st property owners and guests enjoyed a trail ride. Pictured from right to left are Carol Boatman, Linda Shank, Brenda Drgac, Ti Cooper, Angela Cooper, and Marilynn Anthenat. We're looking forward to more trail rides this fall in cooler weather. Stalls are being reworked, making fewer but larger stalls. Thanks to donations, fencing in the large turnout area has been replaced with new t-posts and twisted wire.

Notice to Air B&B Owners and Rental Property Managers

Please let your guests know when staying on Terlingua Ranch to observe these guidelines, and that these rules and policies apply to all property owners and guests alike:

- 1.) Dirt road speed limits are a maximum of 25 MPH on the ranch, and each dirt road is on someone's property. Please respect Terlingua Ranch owners. If you are off-road you are trespassing!
- 2.) Pool fees at the Lodge are \$5.00 per GUEST, please make sure this is correct on your websites. All so please post pool rules to your guests wherever possible.
- 3.) Violations of these polices will be reported to B&B owners by the Ranch Office.
- 4.) Game cams are in use everywhere around the Ranch, so be aware you could be being filmed.
- 5.) Water is a luxury in the desert, conserve, conserve, conserve.
- 6.) If someone is hauling water for you purchased from the Lodge, they must have written permission to haul water on your property owner account.

TERLINGUA RANCH



UPDATE YOUR EMAIL
EMAIL IT TO:
Propertyinfo@terlinguaranch.com

Name _____
Tract # _____
Account # _____
Email: _____

In This Issue

- Manager's Report
- Lodge Hours / Announcements
- President's Report
- Pool News
- Board of Directors / Staff Directory
- Potlucks, Newsletter Notice
- April 2018 Trail Ride
- Notice to Rental Properties
- Road Name Map!
- 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.