



# Around *The* Ranch

Q4 2018

## Manager's Report

I am pleased to announce that the Lodge generated Supplemental Net Revenue of \$199,457.06 in 2018, an increase of \$125,942.04 from 2017. For the first time in its history POATRI had the cash flow to spend significant dollars on capital equipment and projects.

In 2019 we look to keep the momentum going by continuing to capture more than our fair share of Brewster County tourism dollars while continuing to add new members. The Café beat budgeted revenue and came in under its budgeted cost of goods. The Café Staff was significantly upgraded this past year which has allowed us to step up food quality, selections and service. While we still have some capital items to attend to this year (the largest being another road crew machine penciled in for the 4<sup>th</sup> quarter), we will focus more on operations, as we continue to attract the best and most diverse Staff in South County, by reinvesting in employee benefits and salaries, and by continuing to propose long-term solutions to the employee housing issue.

On the group business side, Terlingua Ranch Lodge continues to be the premier small/medium sized wedding and group (50 guests or fewer) destination in the Big Bend. So far in 2019 we have booked 8 confirmed weddings and 6 other groups. This is great added revenue throughout the year. The Staff got off to a great start for 2019 with our first wedding drawing rave reviews for service, food, rooms, ambiance and our great Staff.

Collections efforts continue to go very well. As some may recall, we really worked hard beginning in 2017 to collect the "low hanging fruit" accounts with great success. We are continuing to follow the model we have been using for the last two years to grow assessment revenue. Currently there are 5054 Total Member Accounts, of which 626 accounts are exempt. POATRI now has 4428 total paying members, 3093 of whom are currently in good standing! These are the highest numbers that I am aware of for at least the past 13 years. Per TRIPOD, these accounts reflect 9,501 tracts encompassing 190,300 acres.

If you need a copy of the newsletter snail mailed, please call Kelly Dayton at 432-371-3146. Thanks for everyone's support. The Staff is looking forward to a fantastic year! We hope to see you out at the Ranch.

A copy of the full Managers Report can be found on the POATRI website at <https://poatri.org/wp-content/uploads/2019/02/poatri-bod-minutes-4q2018.pdf?x85656>

## LODGE HOURS & ANNOUNCEMENTS

### Ranch Office Hours

**8a.m. to 5p.m. Monday & Tuesday**

**8a.m. to 12:00a.m.**

**Wednesday- Sunday**

432.371.3146

432.371.2416

### Bad Rabbit Café News & Hours

Regular Hours

Sundays

7 a.m. – 7 p.m.

Monday thru Wednesday

7 a.m. – 7 p.m.

Thursday – Saturday

7a.m. – 9 p.m.

### Ranch Pool Hours & Rates

**The pool opens March 1<sup>st</sup>, 2019**

\$25.00 for Property Owners

or \$5.00 per day per person.

### Lodge Rates for 2019

Cabin Rates 99.00 + Tax 1-2 PPL

Cabin Rates 105.00 + Tax 3-4 PPL

Upper RV Site Rates 28.00

Lower RV Site Rates 24.00

Campgrounds – 8.00 Per Person

## Property Owner Services

Hope everyone had merry holiday season.

I would like to take some time for some friendly reminders:

**Land:** If you are curious about where your land is, we suggest you hire a licensed surveyor to determine your actual boundaries. A Google search will bring up multiple companies. Also, we cannot drive you out to your land to help you find it as much as we would like to. If you purchase land and don't know where it is you can use the Map Room in the office, use POATRI.org, call your realtor or hire a surveyor.

[www.poatri.org](http://www.poatri.org) is a fantastic site. If you go to BASICS, TRIPOD... you can find the owners of that tract you want to buy and the mailing address of your neighbors. I am not authorized to give out phone numbers, email address or dues owed on any account. You can also use MAPS, GOOGLE EARTH, GOOGLE EARTH TRACT MAPS...there you can find almost every single tract and the tract number.

**Dues:** Please ensure you write out your checks to POATRI, and that the check is written out correctly, add your account or tract number in the Memo section. Thank you to everyone that got their dues in already, you guys made me WORK!

**Mailing Address:** Check your account at POATRI.org and make sure we have your correct mailing address on file, if not...call me! I have had quite a few statements returned to this office for having bad address.

**Transfers:** If you buy or sell any land you must file the deed with Brewster County, once your deed has been mailed back to you, I need you to give me a call and tell me the BOOK/PAGE number off that deed. Brewster County does not call me to tell me what property has been transferred, I rely on responsible property owners to call and let me know they sold or bought land so I can make the necessary transfers.

**Roads:** If you are concerned about the status of your road, we suggest you call your neighbors for road conditions. The only way the office knows if road conditions are passible is if the crew has been in your area recently.

## President's Report

TCEQ and water system improvements update: Mr. Turner notified us on January 7<sup>th</sup> that he had begun the process of complying with TCEQ's ordering provisions. Per agreement with TCEQ, water quality testing will be done on a monthly basis for 36 months. TCEQ charged a minimal fine of less than \$175.

Bad Rabbit logo update: A new licensing agreement with Racythangs Enterprises/Leslie Neale continues to be reviewed. In the meantime, sales of items with the logo are being discontinued.

The new year is off to a great start with several weddings and events scheduled.

After four years as President, today is the last meeting I will be serving in this capacity. Thank you to those who supported and provided encouragement to me during my tenure. Thank you to Anita and her staff who were a pleasure to work with.

## 2019 Board of Directors

Kathy Pothier: President

[kpothier@bigbend.net](mailto:kpothier@bigbend.net)

Russell Bundy: Vice President

[emailforruss@gmail.com](mailto:emailforruss@gmail.com)

Chris King: Treasurer

[cking@weevil.us](mailto:cking@weevil.us)

Marilynn Anthenat: Secretary

[mka@gice.us](mailto:mka@gice.us)

Bill Vogl

[txvogl@yahoo.com](mailto:txvogl@yahoo.com)

Billy Ellis

[Billy\\_5757@msn.com](mailto:Billy_5757@msn.com)

Carolyn Small

[Carolyn2430@gmail.com](mailto:Carolyn2430@gmail.com)

Phillip Green

[Phillip.green@terracon.com](mailto:Phillip.green@terracon.com)

Ricky Bradbury

[rick.bradbury@rickbradbury.com](mailto:rick.bradbury@rickbradbury.com)

## Staff

Anita Goss: Ranch Manager

[manager@terlinguaranch.com](mailto:manager@terlinguaranch.com)

Calvin Glover: Front Desk Supervisor

[frontdesk@terlinguaranch.com](mailto:frontdesk@terlinguaranch.com)

Kelly Dayton: Property Owner Services

[propertyinfo@terlinguaranch.com](mailto:propertyinfo@terlinguaranch.com)

## Staff Continued...

Denese Jones: Bookkeeper

Larry Goldenthal: Admin. Assistant

Cindy Fisher: Front Desk

Bill Brown: Front Desk

Dennis Nance: Road Crew Foreman

Michael Gray: Road Crew Mechanic

Jake Murrell: Road Crew Swamper

Jeremy Outler: Road Crew Swamper

Carla Berry: Housekeeping  
Supervisor

Julie Villalobos: Housekeeper

Rachel Sirman: Housekeeper

John Dominic Kelly: Laundry

D'Andre Williams: Cook

Janet Weidinger: Cook

Teigh Niver (Poppa T): Cook

Sam Smukler: Cook

Blakely Bowen: Server

Eddie Ritter: Server

Lisa McJunkins: Server

Wes Abbott: Maintenance Supervisor

Klaus Thiel: Maintenance

Jeff Trommer: Maintenance

Chris Bowen: Water

System/Landscaping

Dean Bucher: Security

## The Handicap Rooms Are Complete!

After some redesigning, the 2 new handicap accessible rooms are complete. Each have large tiled showers, with roomy accommodations, new fixtures, walls and furniture.



## Property Owners Garage Sale



Spring cleaning is upon us! Join the fun **Friday March 1<sup>st</sup> and Saturday March 2<sup>nd</sup>** in the Bunkhouse from 8am to 3pm for our first property owner garage sale of the year. The event will coincide with the season's **Pool Opening**. We will be serving specials in the café all weekend, pizza by the slice and Saturday morning we will have a pancake breakfast! Dinner specials available nightly. For booth space call the office at 432-371-3146

## POATRI Potluck

Due to Valentine's Day and Spring Break, the POATRI Potluck will not take place for February or March. Be sure to join us again the **2<sup>nd</sup> week of APRIL** for our monthly potluck. We look forward to having you!

## Pool Opening 2019

The pool opens this year March 1<sup>st</sup>. Membership remains the same at \$25.00 per season for property owners and \$5.00 a day per person for guests.

## Randy Kay's Neighborhood Party

Come out and say hey to the neighbors. Randy Kay and Crew will be hosting a block party at the Café Patio May 11<sup>th</sup>. BBQ Sausage, Brisket, Beer, and Live Music!



## The 140H Motor Grader is back on the road in full swing!

In Nov of 2018 we completely overhauled our 140H motor grader, with a new engine and transmission. It's out running circles around the ranch! Thanks to continued support from our property owners and the large cabin revenue increase, this machine overhaul was paid for out of operating revenue. Every member makes a difference! Thank you...

Please remember we have 1100 miles of road to maintain. If you need a road request for an impassible road, please contact Kelly Dayton at [propertyinfo@terlinguaranch.com](mailto:propertyinfo@terlinguaranch.com)  
All roads are maintained to high clearance, 4X4 accessible standards according to our TRMA.

## POATRI Land Auction

The property owner land auction will be held from May 1<sup>st</sup> this year to May 24<sup>th</sup>. Please mails sealed bids to PO BOX 638, Terlingua, TX. 79852. Bids will be unsealed in the Bunkhouse May 29<sup>th</sup>, 2019 at 3pm. For more information on land auctions go to <https://poatri.org/land-terlingua-texas/buying-selling-land/auctions/>

## POATRI Board of Director Election Results

The Board of Directors play a crucial role in realizing our goals as an association, neighborhood, and community. As we grow, we continually need visionary leadership that can clear a path for a prosperous future.

This year we had 495 valid ballots. Thanks to all of you who voted this year. I encourage everyone to vote, it really makes a difference when people are involved.

Welcome Our Election Winners:

Chris King  
Rick Bradbury  
Phillip Green

## Important Dates to Remember:

March 1 <sup>st</sup>	Lodge pool opens
March 1 <sup>st</sup> & 2 <sup>nd</sup>	Garage sale at the Bunkhouse
March 31 <sup>st</sup>	Annual Assessments due
April 11 <sup>th</sup>	POATRI Potluck in the Bunkhouse
April 15 <sup>th</sup>	Late fees are assessed
May 1 <sup>st</sup>	POATRI land auction starts
May 11 <sup>th</sup>	Randy Kay's Neighborhood Party
May 22 <sup>nd</sup>	TSUS Christmas Mtn. Symposium



## **In This Issue**

- Manager's Report
- Lodge Hours / Announcements
- President's Report
- Board of Directors / Staff Directory
- From the Desk of Kelly Dayton
- Lodge Activities and Holidays
- Heavy Equipment Updates
- Board of Director Election Results
- Important Dates to Remember
- 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. 00000