



POATRI Property Owners' Association of Terlingua Ranch, Inc.
PO Box 638, Terlingua, TX 79852 | (432) 371-3146

SECRETARY'S REPORT
Board of Directors' Meeting – April 27, 2019
Marilynn Anthenat, Secretary

The Saturday, April 27, 2019 meeting of the Board of Directors was convened at 10:18 am.

In attendance were Marilynn Anthenat, Rick Bradbury, Russell Bundy, Phillip Green, Chris King, Kathy Pothier, Carolyn Small, and Bill Vogl. Billy Ellis was absent.

During a brief executive session, a motion was made by Marilynn and seconded by Carolyn with unanimous consent by the Board to remove Billy Ellis from the Board due to three consecutive absences.

Public service announcements included an introduction by Kathy of Deputy Craig Newman who stated he will be covering parts of Brewster County including Terlingua Ranch. Kathy also reminded everyone of the monthly property owner potlucks the second Thursday of each month. Bill mentioned that Green Desert living was organizing a ranch road cleanup day on May 4th beginning at 9:00 am and to check their website for details.

A motion was made by Russell and seconded by Carolyn to approve the January 2019 minutes including the April 2019 update. All in favor.

The Presidents' Report, Treasurer's Report, and Manager's Report are attached to and included in these minutes.

Chris King, chair of the Budget and Finance Committee reported they were beginning work on a five-year strategic plan. Chris also reported there was no activity by the Audit Committee and he was working to revitalize the committee.

The Communications Committee also reported no recent activity; Philip Green volunteered to be added to the committee. The Communications Committee will be working with Anita for a new property owner Facebook page.

Dale Weiss reported progress by the Three Mile Task Force. Twenty-two easements and petitions were mailed. As of April 24th, five easements and petitions have been signed and received. The task force has received no response from or been unable to contact nine owners. Three owners so far have declined to sign and the task force will reach out to them again. The task force has sent revised easements or responding to additional questions from five owners. The task force asked for additional time to contact owners and will make a recommendation to the Board by the July 2019 meeting. A resolution requesting signed easements be paid for by POATRI and recorded as they are received in Brewster County was presented to the Board. Chuck Corrao volunteered to assist the task force in locating property owners for whom they have no contact information.

Anita reported she is waiting on approval from TCEQ for the as-built plans on the Smith Well. Kathy and Chris reported that a new agreement regarding the Bad Rabbit logo had been reached with RacyThangs Enterprises.



POATRI Property Owners' Association of Terlingua Ranch, Inc.
PO Box 638, Terlingua, TX 79852 | (432) 371-3146

Anita reported that the ranch would not be installing any road signage and that it would be up to individual property owners if they chose to install signage.

Anita also reported water sales from 9:00 am to 1:00 pm, Sunday through Thursday. Water will be limited to 500 gallons per week per property owner account.

Resolutions: One resolution was presented regarding authorizing a designated representative to record signed easements as they are received. Motion was made by Russell and seconded by Carolyn. Record of voting: Marilynn, Russell, Phillip, Chris, Kathy, Carolyn, and Bill all voted YES; Billy was absent; and Rick abstained.

Meeting adjourned at 11:56 am.



PRESIDENT'S REPORT APRIL 27, 2019

In January the 2019 board was seated and began the work of the association.

We have two new directors – Phillip Green and Rick Bradbury and the return of Chris King. We have new officers – me as President, Russell as VP, Marilyn as Secretary and Chris returns as Treasurer. And completing the board of directors are Carolyn Small, Bill Vogl. All of us have pledged to provide guidance to the Ranch Manager and act in the best interests of the association.

Billy Ellis has been removed from the board per the Bylaws Section 4.05 b Removal of a Directors from the Board. Billy had missed three consecutive quarterly meetings.

The Lodge Operations continues to rise above expectations and has contributed to the overall financial health of the association. For the first time in 50 years, the Lodge Operations funded new road equipment – something we all celebrate. We thank Anita and her staff for their work in the success of the Lodge Operations.

We have successfully negotiated a new logo agreement on the use of the Bad Rabbit Logo. Thanks to Chris King for his work on this project and the board for their due diligence.

As the Big Bend has continued to experience a rise in the number of tourists, our whole area is having growing pains. The Association has also experienced an increase in the number of full-time residents, along with the increase in tourism. This does put a strain on our resources – namely water – a most precious, necessary resource.

A couple of weeks ago the non-potable well was depleted and is extremely slow to recover. Anita and her team quickly put “plan B” into action and within a couple of days water was available to our residents and nightly rentals. In 2018, the board authorized the well, called the “north well” to be brought back on line for back up to the current non-potable well.

The idea or notion that the nightly rentals are “stealing the water from the residents” is NOT even remotely true. The beauty of Terlingua Ranch for many of us is that there are virtually no restrictions – there is a down side to that which is there are virtually no restrictions. There are no restrictions regarding what owners do with their property within legal limits. Owners can use their property for nightly rentals or other legal businesses. We may not like what others choose and we are all still free to choose.



Along these same lines, I would like to remind all of us that THERE IS NO OPEN HUNTING ON TERLINGUA RANCH. All property on Terlingua Ranch is privately owned. Hunting must be on one's own property or have permission by an owner.

It is up to all of us to educate our owners and guests of the tenants of Terlingua Ranch. This can be done by educating ourselves about our governing documents. These documents can be found on www.poatri.org. I encourage everyone to read our TRMA (Terlingua Ranch Maintenance Agreement), Bylaws and Policies & Procedures.

All owners are encouraged to become involved – come to board meetings, volunteer for committees, come to potlucks, meet your neighbors. We must work together toward solutions to the challenges that face us.



Managers Report 1st Q 2019

The First Quarter of 2019 has proven to be busier with property owners, tourism, and challenges more than ever before. We almost surpassed revenue of the whole year of 2014 in our first quarter this year. We are seeing more changes as our POA grows to over 5060 members as of 3/31/2019 and over 260 new members added in 2018. We have many more full-time residents, and a lot more tourism over the whole Brewster County area. As we face these challenges, we want to make sure we are providing as much stability and support that we can. Our decisions on the ground are not always easy ones, but we continue to follow the guidelines set before us, while striving to define those guidelines in an ever-changing world. Water and Roads continues to be on the forefront of our daily lives on the ranch. Management and the Board of Directors are working together to deal with these complex issues. Thank you for your patience and support.

The Non-Potable water sales are still operational although we have moved the operation to the 3 Mile Well or otherwise known as the north well. We are currently selling 500 gallons max to property owners per week, per member account. If you have someone hauling water for you. Property owners must send written permission to the office to place on file for our records. For now, water sales are limited to 9am to 1pm Sundays thru Thursdays. We are

Ranch Manager

Property Owner Service

Email: manager@terlinguaranch.com

Email: propertyinfo@terlinguaranch.com



POATRI Property Owners' Association of Terlingua Ranch, Inc.
PO Box 638, Terlingua, TX 79852 | (432) 371-3146

looking to put in a token operated water dispenser for long term operations. We are in the process of sourcing a system out that will be suitable for POATRI. This token system will more than likely be more like a magnetic card that can be pre-filled at the office and used at the property owner's convenience. We will keep you up to date on the water system as things change.

Thank You
Anita Goss,
Ranch Manager

Ranch Manager

Email: manager@terlinguaranch.com

Property Owner Service

Email: propertyinfo@terlinguaranch.com