



MINUTES

Board of Directors' Meeting – January 25, 2020

The January 25, 2020 Board of Directors meeting was called to order at 10:05 am. In attendance were M. Anthenat, R. Bradbury, R. Bundy, P. Green, C. King, K. Pothier, C. Small, and B. Vogl.

A special Executive Session was held on Saturday, January 11, 2020 to review and interview candidates for Ranch Manager. In attendance were M. Anthenat, R. Bradbury, R. Bundy, P. Green, C. King, K. Pothier, and C. Small. B. Vogl was absent. The Board unanimously voted in favor of hiring Jason Simons.

Barbara Trammell announced the Brewster County Tourism Council will hold a workshop regarding the HOT tax on February 4, 2020 from 9:00 am to 5:00 pm at Lajitas.

Bonnie Hill asked that people respect the Dark Skies initiative and asked that healthier food options be offered in the Bad Rabbit.

Anna Marie Posey stated numerous people stop by her house to ask how much further to the Lodge and offered to put up a mileage sign on her property.

Denese Jones was thanked for stepping in to cover the Ranch Manager duties while we were in transition.

The minutes from the October 2020 meeting were unanimously accepted.

K. Pothier presented the President's Report which is attached to these minutes.

There was no Ranch Manager Report.

C. King presented the Treasurer's Report. Chris presented the 2019 end of year financials. This report is posted on poatri.org.

C. King, chairperson for the Budget and Finance Committee, stated the 2020 Budget and the 5-year Strategic Plan was being reviewed with J. Simons for his input. Jason was asked to provide his feedback within two weeks.

There was no activity or report from the Audit Committee.

R. Bradbury, chairperson for the Communications Committee discussed options for collaboration tools and software. It was agreed to proceed with implemented Microsoft collaboration tools for both internal and external communications at a cost of approximately \$9.00 per person per month which includes email addresses for each member of the BoD and the Ranch Manager.

Nancy Reyes, chairperson for the Three Mile Road Paving Task Force, stated that seven signed easements have been recorded, four property owners declined to sign an easement, and that



there were still nine property owners who haven't been located. The report is attached at the end of these minutes.

Plans continue to move forward for 50th Anniversary on July 2-4, 2020 with Jason organizing the activities.

Marilynn Anthenat retired after 6 years of service on the Board of Directors. She served as treasurer, president and secretary. The board greatly appreciates Marilyn's service and will miss her on the board.

Although there were three open seats on the BoD, only one candidate ran and was elected. Ken Durham, Independent Vote Counter, presented the BoD election results as follows:

Property Owners in Good Standing:	2924
Total Ballots Received:	448
Valid Ballots:	428
Part of Quorum:	364
Not Part of Quorum:	64
Invalid Ballots:	20
Candidate, Russell Bundy	419

The 2019 BoD was adjourned.

2020 BoD convened and the required documents were signed by the members of the 2020 board.

2020 Officers were elected as follows:

President:	Russell Bundy
Vice-president:	Chris King
Secretary:	Kathy Pothier
Treasurer:	Rick Bradbury

All positions were voted unanimously by the board.

Patsy Culver, current auditor, has resigned. A new firm, Jones & Co from El Paso, was presented. No decision was made as further discussion was necessary.

The required banking resolution was passed unanimously.

The meeting adjourned at 12:10p.m.

Respectfully submitted,

Kathy Pothier

Kathy Pothier, Secretary
POATRI Board of Directors



President's Report
January 25, 2020

2019 was a good year for POATRI and Terlingua Ranch Lodge – not without its challenges and yet – still a good year.

- The board successfully renegotiated the Bad Rabbit Logo agreement. Thank you to the board for their diligence in working this project to a successful end.
- The board has continued to support the 3-mile task force and the process to obtain easements in hopes of having Brewster County take the last three miles into the county road system.
- We continued working with TCEQ to receive final permitting on the Smith Well.

Thanks to the 2019 board for their common-sense approach to the issues facing the association.

- The lodge operation contributed to the overall budget in ways not seen in over 50 years.
- The lodge operation contributed the operating cash significant enough to purchase a used 120H motor grader and repair the 140H for the association, without borrowing. This has not happened in the 17 years I've been a resident.

Many thanks to the staff of the lodge operation for making these contributions possible. Your good work and support shows in the results. You are appreciated

The end of 2019 brought an unwelcome change in the resignation of the ranch manager. In a short period of time a team of board members was formed to search for a new manager. We are pleased to announce that we have hired Jason "Jay" Simons as the next General Manager for POATRI/Terlingua Ranch Lodge.

Jay comes to us from Northern Minnesota and brings a wealth of experience in property management, construction and resort operations. Jay's consulting business focused on property management and construction. His previous resort experience includes Angel Fire Mountain Resort and Vail Resorts, Inc. His entrepreneur experience included owning an outdoor adventure business in Colorado and a yacht charter business in the British Virgin Islands. We look forward to Jay being a member of our team.

Respectfully submitted,

Kathy Pothier

Kathy Pothier, President
Board of Directors
POATRI



3 Mile Task Force
Report to POATRI Board
For Board Meeting January 25, 2020

- **22** easements and petitions have been sent out to owners (26 tracts total but some owners have multiple tracts).
- As of this Board meeting, **7** easements and petitions have been signed and returned to the Ranch Office, and have been recorded in the Brewster County real property records.
- **8** owners - Task Force has received no response, or has been unable to contact (due to bad mailing addresses, no or bad email addresses, no phone numbers, or owner is deceased). In November, we mailed letters with the forms again to 5 of these owners using additional information obtained from the internet, but so far, have received no response. The owners with delinquent property taxes owe too little in back taxes for the County to pursue. The Task Force is also periodically checking public records (Brewster Real Property records, TRIPOD, Brewster County tax records) to find out whether there have been changes in ownership or contact information.
- **4** owners so far have declined to sign for various reasons
- **3** owners we're waiting to hear from: in the process of transferring ownership; had additional questions but indicated would sign.

Task Force recommendation:

The Task Force would like more time to continue to try to locate and contact owners.

Nancy Reyes

Nancy Reyes, Task Force Chair
Dale Weiss

Russell Bundy, Board Liaison