



August 2021, Second Quarter

Around the Ranch

MANAGER@TERLINGUARANCH.COM
REPORT BY KEVEN BRINNEMAN

The monsoon season came with an unusual pattern of heavy rains, making it very difficult for Road Crew to respond quickly to our community needs. Our first priority is to address impassable roads and use shovels to fill in washed out spots with material so people can get across impassable roads. One of the maintainers was down for weeks waiting for the caterpillar technician to fix a hydraulic pump issue.

Our heavy equipment is capable of performing preventive and corrective road issues but the cost of moving heavy equipment, plus the wear and tear, takes a toll on our resources when “mother nature has the final say on our roads.” To put this into context, the recent repair of the 120H was \$7,533.28 and is equivalent to 41 annual account assessments.

I am personally working with Road Crew and traveling our Ranch roads. I see a clear need for smaller equipment and am contemplating different options for a Compact Excavator or

Compact Loader under 4,000 lbs for a rapid response to our road needs. A program I named “Scout and Repair” will allow us to repair roads without the need of heavy equipment. Our 2021 budget vs actual is looking good and savings are made month over month by working more efficiently for our rapidly growing community.

Special thanks to Road Crew for the hard work and to all property owners who are making their 2021 annual assessment payments.

Property Owners Desk is here to help you. If your account is past due, payment plans are available to help you get current.

Your assessment helps the greater good of our community.

For the past months, I have been working on the 911 map for Terlingua Ranch. The maps will be updated quarterly if any changes, errors or misplacements are found but the current one is the most accurate map we ever had for the ranch with road names and dots for where the address is located. The map will make it easy to find an address and help with package deliveries.

To assist with accurate package delivery, please provide a correct phone number and the current address information as it is on your Council of Governments 911 address.

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Ranch Office Hours

8 AM - 5 PM
7 days a week

Water Sales

8 AM - 3 PM
7 days a week

Property Owners Desk

9 AM - 3 PM
Monday to Saturday
(Summer hours)

Pool Hours

10 AM - 10 PM

Bad Rabbit Café

432-371-2244

Monday	7 AM - 7 PM
Tuesday	7 AM - 7 PM
Wednesday	7 AM - 7 PM
Thursday	7 AM - 7 PM
Friday	7 AM - 9 PM
Saturday	7 AM - 9 PM
Sunday	7 AM - 7 PM



TERLINGUA RANCH CONSERVATION

Water Committee

A historic moment for Terlingua Ranch is the official formation of a Water Committee, the first new committee in 50 years.

Purpose: To oversee the water conservation measures for the Property owners of Terlingua Ranch.

How: Provide research and oversight for Manager, Board, and Property Owners to make informed decisions regarding our shared water resources and to educate property

owners on how to provide for their own personal water security.

Tasks to Perform: Evaluate current system, provide research and report on first steps for immediate water conservation measures. Develop and institute a website to share information with property owners. Budget and Finance Committee members and Ranch Manager will input, evaluate and rank all actions and proposals based on financial feasibility and cost effectiveness.

“Caring for water is caring for us all.” – The Dharma Trails

KEVEN’S REPORT ON THE SMITH WELL

We are now on the final phase of the non-potable water sales infrastructure upgrade.

The soon-to-be upgraded system will be controlled by a batch dispensing system and filtration system. The final upgrade is a dual delivery system.

A breakthrough on our water infrastructure is the soon to be installed sounding tube. With this technology, we will know the static level of our well, usage and recharge. This is part of the water conservation and well management initiative.

With current and accurate data we can make important and informed decisions for our future.

POATRI WATER COMMITTEE JULY 31, 2021

2021 **WHEREAS**, The POATRI Board of Directors has added the Water Committee as a standing committee.

Therefore; BE IT HEREBY RESOLVED: The following purpose, responsibilities, and membership of the Committee are to be added to the Standing Committees in the Board of Directors Procedural Manual.

The purpose of the Water Committee is to provide both research and direction for a water management plan for Terlingua Ranch, and to provide education to property owners with regard to water sources, usage, and conservation.

The responsibilities include providing ongoing and contiguous oversight of the water conditions on Terlingua Ranch, and provide research, analysis, and guidance with regard to water distribution and conservation to the Board of Directors and Management.

The Committee will be chaired by a Board Member, who with the Ranch Manager, will select members as needed from the Board, employees, other committees and property owners.



*“Alone, we can do so little; together, we can do so much”
– Helen Keller*

Treasurer’s Report – June 30, 2021 by Ed Marcato -Treasurer
e.marcato@poatri.org

I first want to let everyone know that our 2021 Q2 financial statements have been posted to the POATRI web site available to all property owners as of Friday a week ago. They include the P&L Budget vs Actual, P&L by Class, P&L with Prior Year Comparison and Balance Sheet. Our recovery in Q2 from last year continues strong with revenues exceeding budget in all categories. Here is a summary of our financial condition for 2021 as of June 30:

- Property Owner assessment collections as of June 30 were \$523K vs a budget of \$484. However, most of the collections were in Q1 and we were under budget in Q2. We project that we will recover to the pre-COVID year level in 2019, which means that approximately 54% of our owners pay annual assessment fees.
- Lodge revenue continues to grow as folks begin to travel more. All of our revenue from cabins, the café, RV, and Retail were over budget, most by a significant amount.
- Expenses exceeded budget by \$30K, related the increase in the Lodge business. For example payroll expenses were over budget by \$14.6% and utilities over by \$16.7%. Cabin revenue was over budget by 29%, café revenue over budget by 24.5%, and Retail over budget by 40%.
- Overall, our Gross Profit from Revenue was \$1,044K vs a budget of \$929K, and our Net Income for 6 months is \$340K vs a budget of \$255K – a 33% better performance than budget.
- On the P&L by Class report you will notice that our Net Income for the Property Owner side of the business is \$125K, and, on the Lodge side \$214K.
- Our Operations Cash Balance is \$612K, part of this resulting from the PPP loan of \$144K that we received last year. Our Capital reserve fund remains at \$152K and our Contingency fund at \$209K.
- We have made no significant Capital Expenditures so far this year, but will review expenditures for possible projects during the second half of the year.

It was announced last quarter that we hired Pace & Assoc. of Alpine to do our 2020 taxes. We also requested that they perform the required annual audit or financial review. Unfortunately, they cannot take on any new clients for this service but they provided a reference to a CPA in Midland, and we have a call set up this coming week to discuss this project.

That concludes our Q2 Treasurer’s report.

**the following report submitted during POATRI Board meeting July 31, 2021
Please visit POATRI.org for additional information*

DARK SKY CORNER

**“The Stars at Night are
Big and Bright”**

The International Dark Sky Association (IDA) defines a Dark Sky Reserve as *a public or private land possessing an exceptional or distinguished quality of starry nights and a nocturnal environment that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment mission of a large peripheral area.*

An objective of Terlingua Ranch has been to promote the quality of the night sky and the observation of the stars. This also helps preserve the precious ecosystem and protect wildlife within the area. Many challenges stem from light pollution. Light pollution can affect more than just your view of the night sky.

Birds that are migrating or hunting at night need only the moon and stars to navigate. Artificial light can be dangerous for them as they travel. They will wander off course going toward the artificial light. Motion sensor lights are a great dark sky friendly option. They also alert you when something has gone into designated areas.

IDA’s Fixture Seal of Approval program certifies outdoor lighting fixtures as being “Dark Sky Friendly,” meaning that they minimize glare while reducing light trespass and skyglow. All products approved in the program are required to be fully shielded and to minimize the amount of blue light in the nighttime environment.

Please help us keep our skies dark and animals safe for all residents and guests in Terlingua Ranch to enjoy!

MANAGER'S NOTE

I am always available to assist the community of Terlingua Ranch.

If you have a question, concern or feedback, please reach out to me directly at:

manager@terlinguaranch.com

For the most accurate information about everything around Terlingua Ranch please check our website www.poatri.org and our Facebook pages.

Board of Directors

Chris King - President

Rick Bradbury - VP

Ed Marcato -Treasurer

Russell Bundy

Bill Vogl

Kelly Dayton - Secretary

Jim Spofford

Larry Sunderland

Phillip Green

boardofdirectors@poatri.org

PRESIDENT'S REPORT

2022 ELECTION ANNOUNCEMENT

The election for the Board of Directors will be Saturday, January 29, 2022. Applications for Board of Director candidates will be accepted beginning September 1, 2021; applications can be [downloaded here](#) or picked up at the Ranch Office. Completed applications must be received before 5:00 PM on October 29, 2021. Ballot positions will be determined by drawing at the October 30, 2021 Board meeting. Voters' lists and ballots will be created on November 30, 2021, and ballots to be mailed no later than December 9, 2021. Ballots must be received before 5:00 PM on January 28, 2022. Candidates are reminded they must be in compliance with the By-laws Article 4.04 and a member in good standing as defined by Article 3.03.

To ensure you can vote: Is your correct address on file at the POATRI office? If you are a new property owner, have you completed the process necessary to be included as an owner in the POATRI database? Are you current on all fees and assessments? Please check the following to ensure that you can vote in the next annual January election:

1. Is my correct address on file at the POATRI office?
2. If I am a new property owner, have I completed the process necessary to be included as an owner in the POATRI database?
3. Am I current on all my fees and assessments?
4. Be sure to complete the ballot and mail the entire ballot back to the address listed on the ballot for receipt no later than 5:00 PM on January 29, 2022.
5. Remember that mail delivery is not consistent during the Christmas season, so mail early to ensure receipt.
6. Ballots can only be received at the address printed on the ballot [PO Box 1046.] Receipt at any other address will invalidate your ballot.
7. If you have not received an official ballot from POATRI by the end of December, call or contact the Terlingua Ranch office.
8. Help encourage everyone to VOTE.

Voters' List and ballots will be created sixty days before the election, with ballots sent to the printer within five days of the ballots being created. The printer ensures all ballots are mailed no later than three days before the forty-five-day cutoff. If ballots are returned with correct addresses, they will be re-mailed immediately up to fifteen days before the close of the election. If a ballot is returned within fifteen days of the close of the election, it will NOT be re-mailed.

Please refer to the Policy and Procedure Manual, Section 1, 5. Election Process for a complete description of the election process.

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Please visit POATRI.org for additional information*

MEXICAN CACTUS SALAD

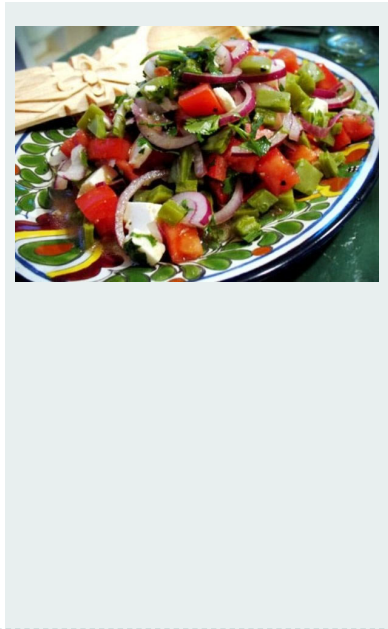
Cactus salad, a popular dish in Mexico, uses the fleshy leaves (also known as paddles) of the prickly pear or nopal cactus. Its flavor is somewhat similar to green beans or asparagus.

Ingredients:

- 1 lb Nopal (cactus)
- ½ an onion, finely chopped
- 2-3 tomatoes, chopped
- ½ cup cilantro, chopped
- 2-3 serrano peppers, chopped
- 1-2 limes, juiced
- Salt & Black Pepper (to taste)
- ¼ - ½ Tsp Dry Oregano

Method:

Blanch and rinse nopal. Bring a medium pot of salted water to a boil. Add the nopal, return to a rolling boil and cook for 1 minute. Strain through a fine mesh sieve. Rinse with water for 1 minute. Toss with remaining ingredients: Place rinsed and drained nopal in a bowl with the chopped tomatoes, serrano peppers and onion. Toss with lime juice, olive oil, oregano, salt and pepper. Fold in the cilantro and serve chilled!



*A study found that eating cactus can **reduce body fat, blood pressure, and cholesterol levels.** Incorporating cactus fruits into your diet can help reduce the risk of diseases like stroke, coronary heart disease, and peripheral vascular diseases.*

CALENDAR

September 2	Property Owners' Potluck
September 6	Labor Day
September 11	Patriot Day
September 10-20	Southern Taurids Meteor Shower
September 12	Grandparents' Day
September 20	Harvest Full Moon
October 7	Property Owners' Potluck
October 8-10	Jackass Flats Dutch Oven Cook-Off
October 20	Hunter's Full Moon
October 29 @ 5PM	Board of Directors Application Deadline
October 29-30	POATRI Board Meeting
October 31	Halloween

SHARE YOUR EVENT WITH US!

To have your event included in our POATRI newsletter, please email the event name, dates, time and location to:
assistant@terlinguaranch.com

DO YOU HAVE A TASTY RECIPE?

We are always looking for easy, creative or healthy recipes to feature in our upcoming issues. Please submit your recipe and share a memory to:
assistant@terlinguaranch.com

THIRD ANNUAL JACKASS FLATS DUTCH OVEN COOK-OFF & POTLUCK

CALENDAR OF EVENTS

Property Owner Services

Melissa & Hayley
propertyinfo@terlinguaranch.com

Water Committee

Larry Sunderland
l.sunderland@poatri.org

*Additional members will be announced

Budget & Finance Committee

Bill Vogl
Chris King
Christine Schlaudraff
Ed Mercato
Jim Spofford
Keven Brinneman
Roger Foltz

Communication Committee

Keven Brinneman
Bill Vogl
Dale Weiss
Rick Bradbury
Hayley DeArman

If you would like to join any
of our Committees, please
send an email expressing
your interest to:
manager@terlinguaranch.com

Friday, October 8th

Campers/Attendees/Artist check-in

Goat Roping	5:00-8:00 PM
<i>Sarah Burton Band</i>	8:00-9:00 PM
<i>Niko Laven</i>	9:15/9:30-11:15/11:30 PM

Saturday, October 9th

Breakfast at The American Legion	8:00-10:00 AM
Morning Time Goat Roping / Wagon Rides / Tin Barn & Forge Art Show	10:00 AM-5:00 PM
Chicken Shit Bingo	
JAF Music Camp Sites <i>featuring Local Musicians</i>	1:30-4:30 PM
<i>Scott Walker & the Edge of Texas Band</i>	5:00-6:00 PM (Pavilion Stage)
Dutch Oven Judging @ Jackass Flats Pavilion	6:00 PM
Potluck/Dutch Ovens....	7:00 PM
<i>The Derailers</i>	8:00-9:30 PM (Pavilion Stage)

Sunday, October 10th

Breakfast at The American Legion	8:00-10:00 AM
Cowboy Church & Gospel Music @ Pavilion	10:00-11:00 AM
All are welcome!	
Burro Races at Jackass Downs	12:00 PM
<i>(Entries may run with your burro, ride your burro or drive your burro)</i>	
Skeet Shoot @American Legion	1:30 PM
Art show at Tin Barn	until 3:00 PM

LETTER FROM THE RANCH MANAGER

We are excited about the re-launch of our Terlingua Ranch community newsletter. Our commitment is to deliver relevant news and important updates about the Ranch, our residents and on-going projects. We need a well-involved community who shares input, ideas and feedback. Our goal is to work towards a more frequent newsletter to keep our community updated and informed about Terlingua Ranch.

It's important to make sure every Terlingua Ranch resident receives information. If you, or someone you know, does not have access to internet correspondence, please contact Property Owner Services directly with a current mailing address. Our newsletter or other communication can be mailed for your convenience.



IMPORTANT CONTACT INFORMATION

Rio Grande Council of Governments—911 address	tomg@riocog.org
Terlingua CSD (Common School District)	(432) 371-2281
Big Bend Telephone	(800) 592-4781
Rio Grande Electric Co-Op	(830) 563-2444
Republic Trash Service	(432) 561-7600
Texas Disposal Systems	(325) 213-0714
Brewster County Sheriff (non-emergency)	(432) 837-3488
Terlingua Fire & EMS	(432) 371-2536
Family Crisis Center of the Big Bend	(432) 371-3147
Game Warden—Bo Hancock	(432) 386-6807
Big Bend Chamber of Commerce	(405) 795-3905
Terlingua Post Office	(432) 371-2269
West Texas Gas	(432) 386-4422