

APPLICATION FOR POATRI BOARD OF DIRECTORS FOR 2022

Tell us your name: Barbara Levedahl

Are you an Incumbent Candidate or New Candidate? New Candidate.

Where is your home turf? [Home Address, Telephone, Email and Tract #]:

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Educational Background:

I have an undergraduate degree in Architecture from The University of California at Berkeley and a Master's degree in Architecture from Columbia University.

Give us an idea of your experiences and why they would make you great board member:

I chaired the Architectural review committee of a waterfront HOA development and had to work with the membership to avoid imposing individual preferences on decisions whether to allow building and only enforce the standards for building written into the community's covenants. Just to avoid confusion, I recognize that there are no building restrictions in covenants applied to Terlingua Ranch properties and it would be futile for anyone to suggest imposing such standards after the fact.

I currently serve on the BOD as President of a dog club and thought it would be an easy "walk in the park". Almost immediately we were faced with a huge disaster and while the then President and others on the board were working conscientiously through the issue members were outraged and rumors flew on social media about what was going on. I hadn't joined just to do nothing so I started up an open communications line to inform members and donors of the daily activity and what donations and other funds could and were being spent on.

While it is not necessary to report every detail of daily activity, I believe it is important to keep the membership informed about the important issues and let everyone know of general plans to fix things.

The Board of Directors needs to manage POATRI to the best advantage for the members.

What skills do you bring to the POATRI board?

While my background is in Architecture, I have spent most of my working life managing my own small successful business, this involved a lot of problem solving and organization as well as communication with clients to provide them what they were looking for while managing their expectations.

When I have worked in architecture it has been to solve broader planning problems although I have designed a few houses, additions and refurbishments. My approach has always been to start with the functional requirements for the building and ensure that spaces are arranged to support the intended function of the building. Aesthetic features of a building are of course important, but should only be considered after the functional aspects are dealt with and any resulting redesign for aesthetic reasons should not disturb the building achieving its functional purpose in my view.

What does Terlingua Ranch mean to you? Include places you like adventure, how the ranch has influenced your life or include memories created at the ranch.

My husband and I were attracted to the natural beauty and open spaces of the Chihuahua desert and the diversity of wildlife in this area surrounded by both Mexican and US national and state parks. We very much appreciated the dark skies and the opportunity for stargazing. We bought our property nearly 12 years ago, initially to spend a couple of months of the year here hiking and exploring Big Bend National and State Parks and the Christmas Mountains and enjoying the solitude we find on our property. Now we are fortunate to spend most of the year here and have built a house here that is completely off the grid, using solar power and rainwater catchment.

One place where I think POATRI could assist is developing a common set of recommendations and lessons learned so that new property owners don't have to relearn lessons hard learned by others building in this unique environment.

There are 4 major Terlingua Ranch areas of operations. Give us your thoughts on these areas of operation & how you feel we can continue to improve.

- **Financial strategies including assessment collection, budget planning and oversight**
 - From what I understand, increasing revenue from enforcing assessments is fraught with large difficulties and little prospect for significant return, though the effort needs to be made. Thus, the only real opportunity for increasing revenue is from Lodge operations. While the Lodge, Restaurant and other POATRI facilities are for the benefit and use of the membership they need to run at a profit made from providing services to outside guests for it to continue serving the members. Efforts to enhance the services of lodge and restaurant operations to attract increased revenue from guests could be of significant benefit to the members.
- **Road rehabilitation programs**
 - I understand there is a plan to purchase some smaller equipment which can more efficiently go around the ranch handling smaller road maintenance issues while the larger equipment concentrates on extended problems. Also, there is a plan to bolster the sides of some roads to mitigate erosion from water run-off. I would hope these new efficiencies would speed up and improve repairs.
- **Managing lodge facilities**
 - I believe that we need to operate lodge facilities in a way to maximize revenue to supplement funds available for operations for the benefit of the membership including road maintenance and lodge facilities that are for the enjoyment of the membership

- **Property owner communications**
 - I addressed this in “... **experiences and why they would make you great board member**” above pointing out that communicating with the membership is necessary to counter any misunderstanding and guesswork among the membership.

What is your understanding of what your ethical and fiduciary responsibilities would be as a member of the POATRI Board of Directors?

A Board member has a fiduciary responsibility to the membership, to ensure all aspects of property held by POATRI is operated for the overall benefit of the membership.