



**POATRI Board of Directors Meeting July 29, 2023
Meeting Minutes**

Call to Order: by President Brad Anthenat at 10:02am

Roll Call and Certification of Board Members: by Secretary Ed Marcato.

A Daley P B Levedahl - P ; B Vogl - P B Anthenat - P E Marcato – P
J Spofford P ; L Sunderland – P ; R Cummins – P

Invitation for Public Service Announcements:

John Sellers announced a property owner appreciation gathering on the patio this evening, with teriyaki and barbeque chicken, and the Scott Walker band playing.

Acceptance of Minutes: Secretary Ed Marcato

The minutes from the April quarterly meeting were sent to the directors and posted on poatri.org. Ed Marcato moved to accept the January quarterly meeting minutes as presented, seconded by Larry Sunderland and the minutes were accepted unanimously.

The Board conducted a workshop on June 8th. A motion was made to offer the Manager's job to John Sellers. The vote was 7 in favor and one board member abstained. The Resolution is included with the Minutes of this meeting.

The Board conducted a workshop on July 13 to discuss the agenda for the Q2 Board meeting. No resolutions were presented, and no votes were taken.

Brad presented the following information and dates related to the Board of Directors upcoming election process:

- Our POATRI Bylaws Article 3.03 established the right for POATRI members-in-good-standing to vote in any POATRI election.
- It is time to start planning for the election of Directors. Three Directors will be going off the board at the end of next January, and we have one vacancy, for a total of 4 Director positions. We encourage everyone who would like to serve to consider submitting an application. (After the July 29 BoD meeting, this information was updated to 5 board positions will be available – 3 positions for 3-year terms, 1 position for a 2 year term, and 1 position for a 1 year term.)
- If you would like to view the qualifications and liabilities of Directors, please review the Bylaws, Article 4.04.



- Sept. 1, 2023 Director Applications will be available online and in the office
- Oct. 27, 2023 The Deadline for submitting Director Applications is at 5PM, on the Friday preceding the October Board Meeting
- Oct. 28, 2023 At the October BoD, there will be a drawing for the Ballot Positions
- Nov. 28, 2023 Deadline for having paid all POATRI assessments due under the TRMA
- Nov. 28, 2023 Voter's List will be run, and the Ballots will be created and posted on POATRI.org
- Dec. 3, 2023 A copy of the ballots will be sent to the printer for printing and mailing
- Dec. 8, 2023 Deadline for property owners to submit corrections to the Voter's List
- Dec. 10, 2023 Deadline for the ballots to be mailed out
- Jan. 12, 2024 Cut off for re-mailing any returned or missing ballots
- Jan. 26, 2024 Cut off for all ballots to be received by the IVC
- Jan. 27, 2024 Election results are announced & new directors seated
- Jan. 30, 2024 Cut off for a request for a recount

President's Report by Brad Anthenat

The predominant issue facing the board of directors after the April board meeting remained finding a Ranch Manager. We're happy to report that after interviewing many qualified candidates we hired John Sellers. John started in mid-June and has brought a refreshing and energetic energy to our team. In the short time since he joined our organization, John has already made a significant impact on our employees, operations and property owners.

John leads by example, demonstrating a great work ethic, professionalism and a genuine passion for the success of our team. He is not afraid to roll up his sleeves and get involved in day-to-day tasks alongside our employees. Our team is on a trajectory of success under his guidance, and the board is excited to see what the future for our organization holds.

Water and roads. The boards focus continues to be on water and roads and today we will be making respective resolutions to each issue.

Water conservation and water sales. This spring our non-potable well began showing signs of not producing enough water to keep up with water sales. Luckily during spring break we received some much needed moisture in the form of snow and a few weeks later several inches of rain. These weather events not only helped to recharge our non-potable well, but property owners with rain catchment didn't need to buy as much water and that reduced the stress put on our well. But those much needed rains have come and gone and with the temperatures consistently being over 100* our well is again being stressed and we are in danger of it going completely dry. Today the board will be taking steps designed to protect this precious resource. If the resolutions presented yesterday at the workshop are passed today, water rationing will begin on September 1st, 2023. The board will be reducing the amount that each account will be able to buy from 500 gallons a week to 500 gallons twice a month. Also to bring our water sales prices in line with other local businesses selling water, we will be raising our price from .08 cents a gallon to .10



cents a gallon. We will continue to provide 25 gallons of potable water per week for free to each account.

Roads. In January the board approved a Road Maintenance Committee. This committee has been working toward the goal of how the Ranch can have better roads. Roads that when repaired last longer and need less maintenance. This is no slight to our current or past road crews. Our road crews deserve to be thanked for the all the hard work they have done in the past, keeping roads open with outdated equipment, undersized equipment, or not having the equipment they need to accomplish their jobs. If the resolutions presented yesterday at the workshop are passed today, a pilot program will be started to hire an independent contractor to rebuild several of our roads and these roads will then be evaluated to see how using equipment we currently don't own and different techniques with this equipment hold up to our environment. The board is approving the manager to spend up to \$30,000 on this pilot program.

The last resolution that will be presented today will be to discount our cabin rates for members in good standing. The resolution presented at the workshop is to lower the cost from \$79 to \$69 per night and the room quantities will fluctuate with demand at the manager's discretion.

How do we fund water, roads and repairs to our lodge infrastructure? With annual maintenance fees and profits generated from the lodge. While profits from the lodge will fluctuate from year to year, our annual assessments should be a reliable and steady source of funds every year. Unfortunately, that is not the case. With only 56% of property owners paying their required maintenance fees, our roads, water projects and many other projects that we would like to take on are severely underfunded.

That brings us to our debt recovery program. Historically the Ranch has been nonproductive in finding ways to have all property owners become current on their assessment fees. With different managers and boards involved along the way, efforts have been started and abandoned throughout the years. Last year the board started actively moving towards a solution with the goal of 90%, or more, of property owners paying their maintenance fees. In May we started sending 90, then 60 and 30 day reminder letters to all property owners that were delinquent on their fees with the goal to get them to become members in good standing. The program to date has been successful in bringing over \$200,000 in back fees.

While this is a great start, it is only a small percentage of where we need to be to reach our goal. We want property owners to voluntarily become in good standing without having to go through the legal processes. With over 90% of members paying their fees we will be able to take on these much needed road, water and other improvements for the benefit of the property owners.

As a board we're now halfway through our year and I'm proud of the work that the board has done to this point and look forward to the 2nd half being even better.

Thank you and respectfully submitted,
Brad Anthenat
President – POATRI



Manager's Report

I've been the manager here for almost six weeks. I had the advantage of being fairly familiar with POATRI, the layout, and its operation. After 30 days on the job I'd like to give you a run-down of some of the key areas and issues.

Lodging through June, our lodging income was down 18% compared to last year. For July we are 19% ahead. My goal for August is 50% ahead of last year. For the year I hope to get back up to within 10% of our 2022 totals. Our plans include continued upgrades to cabins, improving water conservation, rebuilding bathroom floors, continuing installation of high efficiency mini-split heat and air conditioning units. Ultimately we would like to install water catchment facilities on all of the cabins roofs. Obviously connectivity is a challenge, and the water would be used for either non-potable sales or uses such as toilets in all of our facilities. The board will be discussing property owner rental rates today. Our cabins are one of our services to the POATRI community, and I appreciate the way the board is approaching it.

Pool We have several issues surrounding the use of the pool. Of course diversion of water from the pool well to non-potable sales could be a problem in the future. Improving the cover over the south end is probably overdue. Building additional shade along the west side is something I'd like to consider. We have three new kennels so that our owners and guests will have some place for their dogs other than the pool area. It's not fair to other guests and is a violation of state law. Another issue is the temperature of the pool deck in the midafternoon. We may need to coat it with an elastomeric paint or other treatment in order to reduce the risk of burns. I'm hoping by next season to have a better system in place where we can monitor the use of the bathhouse, laundry, pool, and water sales. I hope to install showers by each gate where guests can rinse off before and after getting in the pool.

Café Sales in the café were down 15% in the first half of the year. Our costs though have been reduced 33% in that same time period, which is a remarkable job of financial management. I'd like to get enough things going as we move forward to get within 5% of last year's revenue. We are opening bunkhouse, selling beer, ice cream, pizza, hot dogs and other items there to serve our campers and pool guests. We'll be scheduling more live music. I hope within the next 45 days to have the staff to be open 7 days a week. This is essential for our cabin guests and a service to our staff and owners. And, in case you didn't notice, we have air conditioning in here today. Thanks to the hard work of Jerry Shaffer, our new maintenance staff person and property owner, Justin Jones, our other maintenance staff and the volunteer help of Larry Sunderland and Jim Spofford,

Roads I've spent four full days out in the field with Dennis and another day with the road committee. That's 17% of the time that I've been on the job here has been out on the roads. It is our biggest task. It's not POATRI's only job, but it is a critical one. I will issue a disclaimer, which is that my property here on the ranch is 30 miles from here, 15 miles of which is dirt road. My home in Oklahoma is 2 miles down a dirt county road. My home in Montana is 11 miles down dirt county roads, and the camp I ran for 11 years



in Colorado was down 15 miles of forest service road in Rio Grande National Forest. I will look at most of the road requests and honestly wonder why people think something is wrong with that stretch of road. We have great people on our road crew. The roads are in the best shape they've every been. And we still have a ton of work to do to correct the deficiencies that have existed since Terlingua Ranch was created. I think we have the staff and the budget to make consistent headway. The biggest issues are upgrading the status of our heavy equipment and having a coherent evaluation and maintenance plan for the whole ranch.

Dennis will be going to 3 days a week starting in two weeks. That matches Bart's schedule. They will principally be on a rotation, inspecting and working on each and every area of the ranch on a defined schedule. Nick and John will be taking care of road requests, doing some regular maintenance, and focusing on the kinds of projects we will be doing with Lance, Brian, or any other outside sources of equipment, expertise, and manpower. Part of the problem we have had is that without an organized strategy, we spend as much time moving equipment as we do maintaining roads.

We also we be getting satellite linked GPS units for all of our vehicles for safety, security, and documentation purposes. Like the water system, we don't really know what we have, or how we are maintaining it.

Capital improvements: Terlingua Ranch has a massive backlog of deferred maintenance. The way to approach it is one project at a time. We are redoing the cold storage and deer locker by the café. We are in the middle of remodeling cabins 57 and 58. We got the bunkhouse air conditioned. We need to complete work on the new covered RV sites. Once those five projects are complete, I'll be looking to the board and the broader property owner community for their perspectives on what the next set of projects should be.

I'm looking at redoing this area from the pool to the bunkhouse with a new bathhouse, converting the existing bathhouse into our public laundry space, the showers by the pool, getting the gazebo covered and barbecue pit refurbished, restoring our horseshoe pit and disc golf course, I'd like to see a trail network developed, maybe a sand volleyball court put in, get the band area by the patio upstairs redone, and maybe murals on the blank walls facing the patio.

We will continue upgrades to the cabins and campsites. Insulating the walls for sound is on our agenda, but when is the \$64,000 question.

As is the case in most facilities, our maintenance buildings are the most poorly maintained. They are too busy doing everything else. We need to upgrade our tool inventory and give them what they need to succeed.

Financially, I'd like to see 75% of our assessed accounts in good standing and work on improving that by 5% or so each year. This is a combined effort of better record-keeping, and improving property owner services. We have some legal issues that need greater clarity. We need a definitive ruling that POATRI not only has the right to maintain the roads to your property, but the duty to do so. We have increasing numbers of people who think that they should be allowed to cross someone else's property to get to their but



don't think your road should cross their property. We are all one group with precisely the same rights and responsibilities. Revenue generating activities gather a lot of attention because they have associated money. Lodging is a key area to the financial health of POATRI as a whole.

But with the board and owners, we need to decide if the café, pool, showers, laundry, and water system are services or profit centers. Clearly outside third parties should pay full cost for the services they use, but water is a limited resource no matter what else we may think.

Water system: We have some options for the future that can help secure our water situation.

First, we need good data. We need better monitoring of water flows and how much the laundry, cabins, bathhouse, sales, and café are using. We need to know what the recharge rates in our wells are. Once we know how much we have a how much we use we can develop a strategy, including conservation measures, rain catchment, letting our wells rest, appropriately pricing and setting volumes for water sales, and other actions. The hard work again of Jerry, and Larry Sunderland have put us in the most informed position in the ranch's history, but we're not even halfway there.

We will be taking bids on the Smith well system, have contracted for, and are waiting for Arrowhead Drilling to complete a 36 hour production test on the Cabin I'll be doing a complete walkthrough of the system with Jerry and Larry Monday morning.

Vehicles and equipment. We have a half dozen derelict vehicles on the grounds. We need to have every vehicle either inspected, insured and usable or sold and off premises. I'll be working with the board to ensure that every department has what they need. Lack of maintenance and record-keeping has been perhaps the most serious lapse over the last decade here on the ranch. We need to be investing \$100,000 or so annually with graders and dump trucks, pickups and backhoes, golf carts, and loaders. The problem with replacing everything at once is that five years down the road you have created another crisis. If we can have a defined equipment purchase, use and maintenance schedule our whole staff can operate more efficiently.

Staffing remains a challenge. We have several people lined up to join our staff in the coming weeks. Jeff McGullam will be back in September. I do plan to use the employee housing, aka covered RV sites to the fullest extent possible. Options to employ property owners are always welcomed, but we also have a very seasonal business, and there are some highly skilled people who have decided to sell everything and live in an RV. Having four fulltime members of the road crew has been fantastic. We have great staff in maintenance. There genuinely is not one person on our staff that I am not glad to have working here.

Treasurer's Report & Budget and Finance Committee Report by Adam Daley

First, I would like to thank all members who have paid their annual dues. Your commitment helps us plan and budget for a successful year. Second, a big thank you to the office staff for working so tirelessly with our property owners.



Updated financials have been posted to the POATRI website, and printed copies are available as well. Please share copies with your neighbors to help us save on printing costs.

Total income for June YTD is \$1,287,664.71 vs a budget of \$1,285,990 or \$1,674.71 over budgeted income. This is being driven by a collection of previously owed dues. Assessment collections are \$151,395.03 over projected budget, and \$180,880.73 higher than last year. Thank you to our office staff with your work with all our members during this process.

Separating the supplemental from non-supplemental, meaning focusing on lodge, rv, café, retail sales, we are at \$512,143.58 vs budget of \$654,500 and compared to 2022 totals of \$636,648.14.

Café and retail sales drops are directly tied to decreased lodge and RV bookings.

With decreased occupancy and lower than expected staffing levels, expenses were also lower. Expenses YTD are at \$681,463.11 vs a budgeted \$788,617 and lower than last year's expenses of \$731,347.88. This is almost \$50,000 less than last year. So, with reduced income from supplemental sources (i.e. lodge, café, retail) the ranch staff have done a fantastic job of keeping other costs down as well.

With total income and expenses, the ranch's total net income is \$551,317.89 vs a budgeted amount of \$403,909. The \$551,317.89 is also higher than our 2022 YTD numbers of \$419,942.30. Once again, this positive is driven by the receipt of past dues owed, and all staff focusing on expense control. Thank you to Ed, Hayley, and Debbie for your work on this program, and thank you to everyone for managing expenses throughout the business.

Our audit firm, Lauterbach Borschow from El Paso, are still working on our 2021 audit. They should be complete with the 2021 full audit by October of 2023 and then begin on the financial review of 2022.

I also want to highlight the work of the Budget and Finance Committee. They are a very knowledgeable group that are committed to the long-term success of POATRI for the benefit of all property owners. Their work and focus cannot be highlighted enough. They continue to partner with the staff to make adjustments to ensure our financial documents follow GAAP (generally accepted accounting principles) for our financial health and success.

Respectfully submitted,
Adam Daley, Treasurer

Committee Reports

Road Maintenance Committee Report by Barbara Levedahl

(To be provided when available.)

Water Committee Report by Larry Sunderland



The Board of Directors having reviewed our non-potable well's health, the consequences of increased demand for water from property owners to that health, our costs of delivery, and the monthly allotment per account, we will be increasing the price per gallon and reducing the monthly allotment per account. Property owners' semimonthly allotment will be 500 gallons. Property owners' windows for purchase are the 1st till the 15th and the 16th till the end of the month. Maximum amount per window is 500 gallons. The cost per gallon will increase to ten cents (\$.10) a gallon.

The Water Committee will work with the Board President and the Ranch Manager to collect sales and use data to share with the board and property owners at the October Meeting.

Proper oversight of our non-potable water resource requires that we have a plan to manage that resource responsibly, allocate that resource in an equitable way, and to effectively communicate changes in sales or supply to property owners.

Input from the board and the property owners, at the Friday workshop, has identified areas of concern and actions needed. Over the next quarter the Water Committee will focus on supporting management in addressing these issues.

Issues identified:

- Our data capture on sales needs to be improved. New forms for property owners and those hauling water for others are being introduced to improve data capture.
- Metering of our non-potable pumpage needs to be continued and more data collected.
- A calibrated delivery system, at the well, is needed.
- Procedures for determining available supply and staged triggers for increase or reduction of supply.
- How and where to timely communicate to property owners any changes in our price or allotments.

The board president and the ranch manager will manage the Smith Well Improvements bid package from bidding through construction.

The Cabin Well is ready for the 36-hour pump test which is the next step in the certification process required by TCEQ for its approval as a potable water source.

The stated 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 by establishing and maintaining an informational and educational web site for property owners on all topics related to the water, and the environment of Terlingua Ranch.



The poatriinthedesert.com website has information and links to articles and books that relate to water conservation, land restoration, and Dark Skies. In addition, if you have ever wondered what the Water Committee is up to and are they really doing anything, you will find on the website a Water Committee activity log. To further advance awareness and increase knowledge of how we can thrive in this desert community, we are working on a mockup of an educational newsletter concept to present to the board that will drop four times a year half way between our current POATRI newsletters.

Respectfully submitted –
Larry Sunderland
Water Committee Chair

Communications Committee Report by Bill Vogl

Haley and myself (Bill Vogl) co-chair this committee. Haley produced the quarterly newsletter. The newsletter was emailed to all members with email addresses on file, and mailed to the approximately 1500 members without an email address on file. This is the first time we have mailed in the newsletter in a number of years. We plan to only send the newsletter electronically in the future, so we request members contact our property owners desk to provide us with an email address if they received the newsletter via mail. The committee is working on ways to increase our communication to property owners. Please contact Hayley or myself with any suggestions.

Thank you,
Bill Vogl

Task Force Reports

Brad announced that we have dissolved the Manager Search Task Force and the Manager Housing Task Force.

Dark Sky Task Force Report – no report

3-Mile Task Force Report – no report

Old Business

Contract Work for Roads:

There was a discussion regarding the use of contract services to do repair work on Ranch roads that POATRI does not have the equipment for. The Road Maintenance committee has done an analysis of a number of roads and has used the services of consultant Lance Jarrett to inspect a few of the roads and analyze the types of repairs needed.

The Road Committee will have a Resolution to authorize the Manager to spend up to \$30,000 to hire a contractor to do as much road repair work as possible within that budget. The plan is for



the Manager to evaluate and choose the road projects, obtain 3 bids and choose a contractor, and manage the project.

New Business

Smith Well:

Larry presented what was needed to proceed with the project to add a separate tank and all the supporting equipment for the Smith well to enable the well pump to supply water just to the ground level tank, and the new ground level pump and filtration system to provide water to the distribution system and the gravity supply tank up on the hill.

No resolution was needed at this time, and the project to choose a contractor and purchase the tank was given to the Manager.

Non-potable water sales:

Larry discussed the recent water shortage from our non-potable well, and the overall evaluation and risks in our water supply from all our well. Larry recommended that to conserve and protect our water supply we need to raise the price of our water sales, and reduce the allotments provided to property owners.

There was a discussion on raising prices and reducing allotments to property owners for both non-potable and potable water sales. The following will be presented in the Resolution:

Non-potable water sales: increase the price from 8 cents to 10 cents per gallon. Reduce the allotment per property owner from 500 gallons per week, to 500 gallons twice a month.

Potable water sales: increase the price to 25 cents per gallon. Reduce the allotment per property owner from 50 gallons per week to 50 gallons twice a month.

It was also confirmed that POATRI would continue its policy to provide 25 gallons per week of potable water, free of charge, to each property owner.

Pool Policy:

A discussion of the pool policy included use by non-property owners, the POATRI pool pass is for family and guests only, the Ranch Manager can develop a policy to charge daily users.

Cabin Discount Policy

A proposal was presented, and then discussed, by a team led by Adam to:

- Reduce the discounted cost to property owners from \$79 to \$69.
- Change who qualifies for the discount from spouses and dependents to personal guests of the member in good standing.
- Make the number of rooms available to MIGS to be up to 2 rooms during high-season, 4 rooms during middle-season, and 8 rooms during low-season.



- The Ranch Manager will have the authority to allow additional rooms within 72 hours of a visit, responsibility to establish the calendar for the prescribed seasonality, and the authority to establish blackout dates as necessary.

Property Owner Communication

Grady Suttles – American Legion, new Post Commander

Came to pay past due dues, but complained the American Legion receives no road maintenance benefits. They are on highway 118, and POATRI does not even maintain their parking lot.

Brad, and Jim explained that although road maintenance is a large part of the operation and benefit, there are other benefits including the Lodge, Café, Pool, providing water, etc. and the purpose of the assessment fee is to support all the operations.

Shawn Dunn

- Said the Friday Workshop was great.
- Regarding road contract work – 3 bids may not be available.
- With all projects there are three criteria – good, fast, cheap. You can get two of these but not all three.
- Water data on the website needs to be updated.
- Shawn asked how many seats on the Board were coming up for next year, and was told there will be 4 Board seats available.
- Shawn asked about a specific road area next to the Legion and was told there are no POATRI roads on that property.

Anna Marie Posey

- The legion and the a church down south have a similar issue. They paid their fees, but not this year. They had trouble getting their road worked on. Anna Marie told them to call the office.
- Regarding the water issues, we need to inform people as to what they can do and not do. Air b&b people are advertising that their visitors can get water and other services at the Ranch.
- What is the cost of potable and non-potable water? Today they are both 8 cents per gallon. What is the filtering on our non- potable water? Brad & Jim explained our testing procedures and daily testing on our potable water.
- For water sales – how to get the account # - the front desk has access – and can always check with Hayley.
- How to keep the dogs out of the pool? Brad stated that dogs are not allowed in the pool area. John has set up a kennel.
- Are we going to have a security person on staff? John has budgeted to hire someone.
- Regarding the bathhouse and safety. A drain was not attached, solar lights that use to be lit no longer works. We can run into snakes, skunks, javelinas.
- Other than that, I would not serve on the board, so thank you for your service.



David Aurzada

- Comment on potable water. Put a limit on potable water, but don't incentivize switching (to non-potable water).

Jim Spofford stated we have two online comments and comments on our audio system:

- We have several comments about our audio and video systems, can we look at ways to improve that.
- There is a comment about our owner assessment participation program. Jim did not read the full content and said we are working through this item. In a follow up email, Jim explained that property owner Vince Slominski would like the board to consider a payment program for a property owner that is pursuing another property by adverse possession.
- Comment from Jim Hopper. Great report from the Ranch Manager. He mentioned the sound problems with the system, then said this is only my second board meeting. He appreciates all that we do, the Manger, and the staff. He has been a property owner since 1971.

Resolutions

Road Maintenance

The POATRI Board of Directors authorizes the manager to spend up to \$30,000 on contract road repair work. The manager will develop a plan to evaluate our roads and pick the most appropriate areas to start this pilot project. The manager will seek at least 3 bids for this project.

Motion by Brad Anthenat, Second by Jim Spofford.

There was no further discussion. The motion passed unanimously. The Resolution is included with these Minutes.

Water Sales

As of September 1, 2023, property owners' semimonthly allotment for non-potable water sales will be 500 gallons. Property owners' windows for purchase are the 1st till the 15th, and the 16th till the end of the month. The maximum amount per window is 500 gallons. The cost per gallon of non-potable water will increase to ten cents (\$.10) a gallon.

As of September 1, 2023, Property owners' semimonthly allotment for potable water sales will be 50 gallons. Property owners' windows for purchase are the 1st till the 15th, and the 16th till the end of the month. The maximum amount per window is 50 gallons. The cost per gallon of potable water will increase to twenty-five cents (\$.25) a gallon.

Motion by Adam Daley, Second by Larry Sunderland.

There was discussion regarding non-potable water sales, and the discussion was expanded to include potable water sales. Substantial discussion followed on potable water limitations.



The motion was expanded to include both non-potable and potable water sales changes in price and allotments, as reflected in the Resolution language above.

The revised motion passed unanimously. The Resolution is included with these Minutes.

Cabin Discounts for Property Owners

The POATRI Board of Directors lowers the Members in Good Standing (MIGS) lodging rate from \$79 per night to \$69 per night. Additionally, the Policies and Procedures Manual (P&P) Section III, 9A, will change from *spouses and dependants residing with MIGS* to *personal guests of the Member in Good Standing (MIGS)*.

In addition, the number of rooms available to MIGS will be set as following: High Season – up to 2 rooms, Middle Season – up to 4 rooms, Low Season – up to 8 rooms. If additional rooms are available, the Ranch Manager will have the authority to allow additional rooms within 72 hours of visit. The Ranch Manager will be responsible for establishing the calendar for the prescribed seasonality. The Ranch Manager will have the authority to establish Blackout Dates as necessary for the successful management of the business.

Motion by Brad Anthenat, Second Adam Daley.

There was discussion regarding the room rates, the number of rooms to provide, and to give the Manager the authority to determine the number of rooms to make available and to set blackout dates.

Barbara Trammell provided input that the lower rate will not cover operating costs for a room.

The motion passed unanimously. The Resolution is included with these Minutes.

Update to the Definitions of Standing Committees in the Bylaws

The current Standing Committees Definition be replaced with the following: Standing Committees include the following Committees: Audit, Budget and Finance, Director Application, Communication, Water, and Road.

Motion by Brad Anthenat, Second by Larry Sunderland.

There was no further discussion. The motion passed unanimously. The Resolution is included with these Minutes.

After the votes on the Resolutions were completed, Board members made the following comments:

- Bill Vogl commented that new water restriction needed to be communicated on all media.
- Brad Anthenat commented he would like to charge the Water Committee to come up with projects to conserve water.
- Jim Spofford provided information on the use of water bladders in place of tanks.

Other Business



No Other Business

Adjournment

Brad made a motion to adjourn, Larry Sunderland seconded.
The meeting was adjourned at 12:15 PM

Respectfully submitted:
Ed Marcato, Secretary



RESOLUTION BY THE BOARD OF DIRECTORS

Discussion: WHEREAS,

The Board of Directors interviewed John Sellers over a period of three months and determined on June 8, 2023 that John was a positive candidate for the Ranch Manger’s job.

Therefore;

BE IT HEREBY RESOLVED:

On June 8, 2023 the Board of Directors met via a Zoom call and voted to offer John Sellers the position of Ranch Manager.

This resolution amends replaces revokes adds

To the Bylaws

Article _____ Section _____

Policy and Procedures Manual

Article _____ Section _____

Board Procedural Manual

Article _____ Section _____

Effective Date: June 8, 2023

Motion By: Richard Cummins

Second: Jim Spofford

Ayes: 7 Nays: _____ Abstain: 1 Absent: _____

Record of Voting:

A Daley Y; B Levedahl - Y; B Vogl - Abstain; B Anthenat - Y E Marcato – Y;

J Spofford Y; L Sunderland – Y; R Cummins – Y



RESOLUTION BY THE BOARD OF DIRECTORS

Discussion: WHEREAS, parts of Terlingua Ranch roads are rendered in a condition that requires higher maintenance by our Terlingua Ranch road crew. And whereas the road crew has been provided with less than optimal equipment to execute these repairs. A consultant was hired to evaluate several different types of road repairs on the ranch and it was determined that the best course of action would be to hire a contractor that has the proper equipment to make more permanent road repairs. This contractor would work hand in hand with our current road crew employees to help save on future road maintenance costs. Several benefits of our employees working with this contractor will result in them being familiar with equipment we currently don't own, and learning best practices in varying terrain and road conditions.

Therefore;

BE IT HEREBY RESOLVED: The POATRI Board of Directors authorizes the manager to spend up to \$30,000 on contract road repair work. The manager will develop a plan to evaluate our roads and pick the most appropriate areas to start this pilot project. The manager will seek at least 3 bids for this project.

This resolution amends replaces revokes adds
 () To the Bylaws
 Article _____ Section _____
 Policy and Procedures Manual
 Article _____ Section _____
 () Board Procedural Manual
 Article _____ Section _____

Effective Date: 7/29/2023

Motion By: Brad Anthenat

Second: Jim Spofford

Ayes: 8 Nays: _____ Abstain: _____ Absent: _____

Record of Voting:

B Anthenat - Y; R Cummins - Y; A Daley - Y; B Levedahl - Y; E Marcato - Y;

J Spofford - Y; L Sunderland - Y; B Vogl - Y



Discussion: WHEREAS, the Board of Directors having reviewed our non-potable and potable well's health, the consequences to that health of increased demand for water from property owners, our costs of delivery, and the monthly allotment per account, we will be increasing the price per gallon and reducing the monthly allotment per account for both non-potable and potable water sales.

Therefore;

BE IT HEREBY RESOLVED:

As of September 1, 2023, property owners' semimonthly allotment for non-potable water sales will be 500 gallons. Property owners' windows for purchase are the 1st till the 15th, and the 16th till the end of the month. The maximum amount per window is 500 gallons. The cost per gallon of non-potable water will increase to ten cents (\$.10) a gallon.

As of September 1, 2023. Property owners' semimonthly allotment for potable water sales will be 50 gallons. Property owners' windows for purchase are the 1st till the 15th, and the 16th till the end of the month. The maximum amount per window is 50 gallons. The cost per gallon of potable water will increase to twenty-five cents (\$.25) a gallon.

This resolution amends replaces revokes adds

To the Bylaws

Article _____ Section _____

Policy and Procedures Manual

Article _____ Section _____

Board Procedural Manual

Article _____ Section _____

Effective Date: 7/29/2023

Motion By: Brad Anthenat

Second: Larry Sunderland

Ayes: 8 Nays: Abstain: Absent:

Record of Voting:

B Anthenat - Y; B Levedahl - Y; E Marcato- Y; J Spofford Y;

L Sunderland Y; B Vogl Y A. Daley Y R. Cummins Y



RESOLUTION BY THE BOARD OF DIRECTORS

Discussion: WHEREAS, members of POATRI in good standing are intitled to additional benefits as outlined in the by-laws, Article 2 Section 2 subsection c & e (c. Develop, improve and/or maintain any recreational or other areas which are located on property owned or leased by POATRI; e. For all other purposes for which POATRI may consider to be of general benefit or be useful to the members of Terlingua Ranch). Also, per by-law Section 3, subsection 9A, the Board will evaluate MIGS (Members in Good Standing) rate at the July meeting.

Therefore;

BE IT HEREBY RESOLVED: The POATRI Board of Directors lowers the Members in Good Standing (MIGS) lodging rate from \$79 per night to \$69 per night. Additionally, the Policies and Procedures Manual (P&P) Section III, 9A, will change from *spouses and dependants residing with MIGS to personal guests of the Member in Good Standing (MIGS).*

In addition, the number of rooms available to MIGS will be set as following: High Season – up to 2 rooms, Middle Season – up to 4 rooms, Low Season – up to 8 rooms. If additional rooms are available, the Ranch Manager will have the authority to allow additional rooms within 72 hours of visit. The Ranch Manager will be responsible for establishing the calendar for the prescribed seasonilty. The Ranch Manager will have the authority to establish Blackout Dates as necessary for the successful management of the business.

This resolution amends replaces revokes adds

Policy and Procedures Manual

Article 3 Section 9A

Effective Date: 7/29/2023

Motion By: Adam Daley

Second: Jim Spofford

Ayes: 8 Nays: Abstain: Absent:

Record of Voting:

B Anthenat - Y R Cummins – Y ; B Levedahl - Y ; E Marcato – Y ; J Spofford – Y ;

L Sunderland – Y ; B Vogl - Y A Daley y



RESOLUTION BY THE BOARD OF DIRECTORS

Discussion: WHEREAS,

The current Bylaws Definition of Standing Committees does not include the Water Committee or the Road Committee.

Therefore;

BE IT HEREBY RESOLVED:

The current Standing Committees Definition be replaced with the following: Standing Committees include the following Committees: Audit, Budget and Finance, Director Application, Communication, Water, and Road.

This resolution amends replaces revokes adds

To the Bylaws

Article Definitions Section _____

Policy and Procedures Manual

Article _____ Section _____

Board Procedural Manual

Article _____ Section _____

Effective Date: 7/29/2023

Motion By: Brad Anthenat

Second: Larry Sunderland

Ayes: 8 Nays: _____ Abstain: _____ Absent: _____

Record of Voting:

A Daley Y; B Levedahl Y; B Vogl - Y; B Anthenat - Y E Marcato Y;

J Spofford Y; L Sunderland Y; R Cummins Y;