



Around *the* Ranch

Q1 2022

MANAGER'S REPORT

MANAGER@TERLINGUARANCH.COM
REPORT BY JIM SPOFFORD

As many of you know, Keven left us back in November. I'm currently filling the manager's position as a volunteer. I do have a full-time job which I'm now doing from the manager's office. That job can be a six-to-seven day a week job and the Ranch Manager's job, similarly, also seems to be a six-to-seven day a week effort, so please be patient with me if I don't get back to you as quickly as you might expect. After 2.5 months of sitting in this chair, I've come to find that this is a very challenging job. Even as a board member with a wife who works here full time, I was not aware of the breadth of the job or the number of facets this job entails.

Luckily, we are blessed with a really good group of employees here . . . many are even outstanding. Without them I would likely have given up by now.

There are numerous challenges we have faced and conquered together during my short tenure and there are many more ahead of us along with several we are still dealing with now. I'd like

to talk about a few of the wins.

We managed to get some new staff onboard and stabilize the cafe to make it through the holiday season with some really good bottom line numbers. We pulled off a Thanksgiving dinner (with the help of some board members), something I don't think many of us thought we would manage.

We scheduled multiple events and successfully executed them; including a New Year's Eve party with Scott Walker and his crew, our Star Parties with the wonderful Dr. Ottum, and we held our first "Hoedown Underground". Everyone who attended had a wonderful time and we hope to continue that tradition going forward. Special thanks to Josh (aka DJ Waylon Spinnings), a man of many skills.

Less obvious, but no less important, wins included properly setting up and executing our annual assessments, coordinating and executing our 2022 Board of Directors elections, setting up a nice retail space in our Lodge office which generated some nice sales and profit in December. We even started

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HOURS OF OPERATION

Ranch Office
(432) 371-3146
9am - 5pm
7 days a week

Property Owner Services
(432) 371-3146 ext. 11
9am - 3pm
Monday thru Saturday

Bad Rabbit Café
(432) 371-2244
Call for hours

Water Sales 9am - 3pm
7 days a week

Laundry Room
12pm—10pm
7 days a week

Pool
Opening March 1, 2022
10am - 10pm
7 days a week

MANAGERS REPORT

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a large cleanup effort around our maintenance buildings bringing in a large dumpster to get us rolling.

There are many other efforts I'm sure I've left out, including some critical internal challenges, but through it all the crew has stepped up and done amazing work and I very much appreciate it.

One of our current challenges is our Cafe. Many of our staff tested positive for COVID and others were out sick as well. Most, but not all, have recovered. Since our maintenance staff was not impacted with any illness and with our rental business in January being one of our slowest times, we've taken on some renovation work in the Cafe. It will be safer, more compliant, easier to work in, and hopefully a little more pleasant on the eyes.

We are still looking for more staff. If you know any responsible adults in the area, even if they only want to work one day every week or two, please send them my way. We are ramping up for spring break and need all the help we can get.

I'm very hopeful for our future. We've had a good Board this year and I appreciate their work. Thank you to those leaving and welcome to our new members. I look forward to working with each of you. We have a good staff and a good community - both the members who have been here forever and the new ones just arriving. I've been impressed by many of you. We have lots of opportunities ahead of us, so please let me know if you have the capacity to help out.

Thanks,
Jim



TREASURER'S REPORT

REPORT BY: ED MARCATO

Let me begin with a brief reminder that we post the Year-to-Date Financial reports to the POATRI web site several days before each meeting.

Rather than just report on the fourth quarter, the report will include a summary for the entire year. From an Income standpoint the year was a bit of a rollercoaster starting with revenues over budget for both assessment collections and cabin income on a month-to-month basis. Then both sources of revenue went below budget, assessment revenue in Q2 and cabin revenue in Q3. However, both sources recovered in the following quarters and sustained on budget or slightly over budget revenues for the rest of the year. The bottom line is POATRI enjoyed a slightly better year than we planned.

Here is a summary of our financial condition for 2021 as of December 31st:

Assessment Revenues were \$659K vs a budget of \$562K, or \$97K over budget. The interesting aspect is that of the total over budget, \$20K was in current year fees, and, \$77K were for prior year fees. The credit for this increase goes to Melissa and Hayley in property owner services for updating addresses and chasing delinquent accounts.

Cabin Revenues were \$687K vs a budget of \$620K, or \$67K over budget. Two factors may account for the over budget – Our desert location may be seen as a safer destination with regard to COVID; and Keven broadened our market coverage by expanding our web site locations from just Bookings.com to several internet booking sites.

Our Total Supplemental Revenue was \$1,174K vs a budget of \$1,087K.

Join us every 1st & 3rd Saturday of the month for

HOEDOWN UNDERGROUND

A night of records, music, games, and fun!

6 - 9PM @ The Bunkhouse

Located below the Bad Rabbit Café
At Terlingua Ranch Lodge

PRESIDENT'S REPORT

REPORT BY: CHRIS KING

I want to start by thanking the staff at Terlingua Ranch. Without you, the roads, the Lodge, the restaurant, water services, and any other service the Ranch provides would not be possible.

I also want to take a moment to recognize the tireless contribution of the Board of Directors, volunteers, and Property Owners. So much of your work is behind the scenes and not always visible to the outside world. Your efforts, fearless feedback, and willingness to act are what continue to drive Terlingua Ranch forward.

Water Committee: The Water Committee, led by Larry Sunderland with the support of Jerry Schaffer of Lodge Maintenance, has spent countless hours/days researching Ranch water issues, County, State, and Federal law and studied conservation best practices used by desert communities. Larry's energy and Jerry's hydrology knowledge have helped educate the Board and the community. Their efforts will lead our community down the path of enhancing our water sustainability and building a solid foundation for water conservation here at the Ranch. If you are interested in helping preserve this precious resource, please reach out to Larry to join the Water Committee.

Communications Committee: The Communications Committee, led by Brad Anthenat, focuses on increasing property owners' communication channels. The committee is continuing to seek volunteers. Please reach out to Brad if you'd like to be involved!

Budget & Finance Committee: The BFC, under the leadership of Ed Marcato, is our most active committee, and for a good reason. Everything that goes on at the Ranch revolves around the budget in one way or another. The BFC is a conduit between the board and the Ranch operations. I want to thank the BFC for their continued hard work delivering consistent support to BOD and Terlingua Ranch operations.

The BFC has reviewed POATRI's financial statements and accounting processes for 2021 and has released financial information to our Board of Directors and Property Owners posted on the POATRI website. I encourage all Property Owners to review those statements and ask questions! The more you understand the financial backbone

of our operations, the better you will understand why the BODs make the decisions we do.

In closing, for most of 2021, the BODs have met regularly in between quarterly meetings to discuss, share research, gather information, analyze, and formulate a Strategic Plan that meets the needs of our Property Owners, Staff, and the future of this Ranch. I wish it were as easy as putting some ideas down on paper and then pushing forward with action. Unfortunately, the prior mentioned tasks are somewhat more complex than that. Budget, compliance, governance, prioritization, resources to work are all variables that contribute to making decisions very difficult to move forward. However, after many tireless hours of meetings, I am happy to announce that later in our quarterly meeting, the BODs will adopt the 2022 Strategic Plan that will lead us toward modernizing our infrastructure and improving services here at the Terlingua Ranch. The BODs will also vote and approve funding for FIVE Capital Expenditure projects to address decades of neglected infrastructure challenges. The approved projects will enhance Water Services, Septic, Laundry Services, Electrical, and Employee Housing. Planning and approving the Strategic Plan and these projects is step 1 of many more steps. The BODs need Property Owner help and support making these projects a reality. If you are interested in being a part of these exciting opportunities helping shape the future of Terlingua Ranch, please reach out to anyone on the board, and they will be happy to plug you in!



WATER COMMITTEE UPDATE

REPORT BY: LARRY SUNDERLAND

First, I want to acknowledge the contribution of staff member, Jerry Schaffer. Jerry's knowledge of our infrastructure was instrumental in our development of the capital improvement expenditure strategy we have approved today.

With Jerry, I have updated our procedure manuals, written protocols for well sounding, well monitoring, and Non-Potable water sales.

We continue to work with Jacob and Martin Engineering to seek approval for our public water supply. We are now installing monitoring equipment to record water pressure for them.

The monies authorized today will be used to bring the Cabin Well online, install large raw water tanks, chlorinating tanks, pumps and chlorinators on both the Smith Well and the Cabin Well and to tie these new tanks into our existing water system.

New state laws require all Texas public water supplies to have in place an emergency preparedness plan to have the ability to supply water to their system in the event of a power outage lasting more than 24 hours. Plans must be delivered to TCEQ by March 1 and installed by June 1, 2022. We will meet those deadlines.

We now have the well monitoring equipment needed to monitor our well depth. We will sound our wells monthly to aid in our efforts to gather data. Data which will help us understand the health of our wells and help inform our decisions on how to manage our usage. Ultimately, we will create a page on the water committee website (poatriinthedesert.com) where we will share this information with property owners.

Long term goals will include rainwater capture, gray water reuse, and development of standards, for all new construction, that incorporates water conservation measures.



RANCH CONSERVATION CORNER

Native plants know how to hunker down and conserve water during tough times—and that's a valuable lesson for all of us who live in or visit the desert. As we are in the dry season for the year, water is more precious than ever. Did you know the water underground pumped through wells takes 5,000 years to get there? It is important as Property Owners of Terlingua Ranch that we not only educate ourselves but visitors and new neighbors as well. Leading by example is often the best way people will learn. To put it simply, try to practice what we preach!

Here are a few simple ways to conserve water:

QUICK SHOWERS

If you can cut a shower down to 5 minutes from 8 minutes, you will SAVE 7 gallons each shower! If you take 2 showers per week, in a year you will save over 700 gallons.

WASHING DISHES / BRUSHING TEETH

Turn off water while brushing or scrubbing. Don't turn faucet to full pressure when in use.

GREYWATER COLLECTION

Greywater is described as gently used wastewater that comes from sources such as the bathroom, kitchen and laundry. It is relatively clean and cannot be compared with the water from toilets (blackwater). Collecting grey water for multiple uses is a great way to conserve and reuse water.

WATER EFFICIENT APPLIANCES & FIXTURES

The most common *water efficient appliances* include dishwashers and clothes washing machines; popular *fixtures* include toilets, showerheads and faucets.

Board of Directors 2022 Election Results

Our 2022 Board of Directors has been elected. The POATRI Board of Directors play a crucial role in realizing our goals as an association, neighborhood, and community.

POATRI 2022 Board of Directors are as follows:

Jim Spofford - President
Larry Sunderland - VP
Ed Marcato - Treasurer
Brad Anthenat - Secretary
Russell Bundy
Bill Vogl
Barbara Levedahl
boardofdirectors@poatri.org

The role of the Independent Vote Counter (IVC) is restricted to (a) ensuring independence of the voting process and (b) reporting the results. S/he must depend on the board to interpret POATRI's policies, procedures and bylaws as they apply to this work. Our IVC this year was Ken Durham.

Votes Received by Candidates

Brad Anthenat – 370
Barbara Levedahl – 335
Pam Gordon – 231
Ashley Cromarty – 199
Chris Leland – 177
Nick Cooper – 158
Rick Bradbury – 144
Roger Folz – 98
Juan A. Figueroa - 93

Two of the Nine Candidates were Elected POATRI bylaws require successful candidates to receive votes from at least 50% (plus one vote) of the valid ballots submitted. Two of the nine candidates passed this threshold and were elected.

- Brad Anthenat (74.4%)
- Barbara Levedahl (67.4%)

The rest field received 46.5% or less and were unsuccessful.



ROADS 101: How to Drive on Terlingua Ranch Roads

The best thing you can do to prevent rough washboard roads is to slow down. **The ideal speed is less than 25 miles per hour.** When you drive too fast, the dust trail following you is the smooth part of the road blowing away and leaving washboard and rocks behind. Please limit your speed to save our roads and to protect the people and the animals who live here. If you drive slowly you get to see more of the wildlife and are less likely to run it over. Driving slowly around other vehicles and homes is just good manners. No one wants rocks thrown up damaging their vehicles or their homes. The slower you go, the longer our roads and your tires will last.

Once we have maintained the roads near your property, please drive on the whole road and slowly. At lower speeds, your tires compact the road making it more solid and sturdy. If tracks start to form, drive on other parts of the road to compact the rest of it and prevent ruts from forming.

If your road is wet and muddy please allow it to dry as much as you can before you drive on it. Driving our roads when they are wet and muddy is one of the best ways to damage the roads. If you let the roads dry naturally the damage will be minimized.

For more information about
Terlingua Ranch roads,
please visit:
<https://poatri.org/roads/>



CALENDAR OF LOCAL EVENTS

- 2/7 Spanish Classes @ the Cactus Farm *EVERY Monday - 6pm
- 2/9 National Pizza Day
- 2/11 Acoustic Music Circle @ the Cactus Farm *EVERY Fri - 7pm
- 2/12 2nd Saturday Artist Market @ Earth and Fire Gallery - 9am -?
- 2/14 Valentine's Day
- 2/15 Broken Heart Blues @ the Cactus Farm *EVERY Tuesday - 7pm
- 2/16 Full Moon Potluck @ Cactus Farm - 6:30pm (Snow Moon)
- 2/19 Hoedown Underground @ The Bunkhouse - 6pm - 9pm
- 2/21 President's Day
- 2/22 National Margarita Day
- 3/2 Texas Independence Day Parade @ Terlingua Porch - 5:30pm
- 3/3 Property Owners Potluck @ Lodge Bunk House - 6pm
- 3/5 Hoedown Underground @ The Bunkhouse - 6pm - 9pm
- 3/12 2nd Saturday Artist Market @ Earth and Fire Gallery - 9am -?
- 3/13 Daylight Savings Begins (Spring Forward)
- 3/17 St. Patrick's Day
- 3/18 Full Moon Potluck @ Cactus Farm - 6:30pm (Worm Moon)
- 3/19 Hoedown Underground @ The Bunkhouse - 6pm - 9pm
- 3/20 First day of Spring
- 4/2 Hoedown Underground @ The Bunkhouse - 6pm - 9pm
- 4/3 National Find a Rainbow Day
- 4/7 Property Owners Potluck @ Lodge Bunkhouse - 6pm
- 4/9 2nd Saturday Artist Market @ Earth and Fire Gallery - 9am -?
- 4/16 Full Moon Potluck @ Cactus Farm - 6:30pm (Pink Moon)
- 4/16 Hoedown Underground @ The Bunkhouse - 6pm - 9pm
- 4/17 Easter
- 4/22 Earth Day
- 4/29 Arbor Day

SHARE YOUR LOCAL EVENT WITH US!

To have your event included in our POATRI newsletter, please email the event name, date, time, and location to:

assistant@terlinguaranch.com

GET INVOLVED!

WATER COMMITTEE

Larry Sunderland
Russell Bundy
Brad Anthenat
Hayley DeArman

BUDGET & FINANCE COMMITTEE

Jim Spofford
Ed Marcato
Bill Vogl
Christine Schlaudraff
Roger Foltz
Barbara Levedahl

COMMUNICATION COMMITTEE

Brad Anthenat
Bill Vogl
Rick Bradbury
Hayley DeArman
Melissa Martinez
Blakely Bowen
Dale Weiss

DARK SKY TASK FORCE

Barbara Levedahl
Rick Bradbury

If you would like to get involved by joining any of our Committees or task forces, please send an email expressing your interest to:

manager@terlinguaranch.com

LIVING WITH LOCAL WILDLIFE

Ravens...the smartest creatures in Terlingua?

Out here, we have two types of Ravens; the Common Raven and the Chihuahuan Raven. The Chihuahuan Raven has a white base to their feathers, not grey like the common Raven. Both of these Ravens are extremely intelligent, testing as smart as monkeys. They are known for their screeching but can mimic other birds accurately. Ravens are super social, living in extended families year-round. They can sometimes be seen circling in the air, tossing tree twigs to each other in an aerial game of soccer!



“The desert tells a different story every time one ventures on it.”

-Robert Edison Fulton Jr.

2022 POATRI ASSESSMENTS HAVE BEEN MAILED

Please be on the look out for your 2022 assessment statement. If you have not received your statement, please call the Property Owner Services office at (432) 371-3146 ext. 11 to confirm the address we have on file is correct.

Payments are due by March 31st to avoid the \$10 late fee.

Below is a list of annual POATRI Assessment Fee uses that benefit the common good and owners of Terlingua Ranch. Your annual payment helps keep the Ranch functioning in a manner that benefits the property owners.

- A. For developing, improving or maintaining safety and/or health projects for Terlingua Ranch, including water testing and management, waste disposal and necessary equipment upgrades.
- B. For developing, improving and maintaining any and all recreational or other areas which owners of Tracts in the Subject Property may be privileged to have the right to use, solely or in conjunction with others, in Terlingua Ranch.
- C. For creating, improving and maintaining over 1,100 miles of dirt roads located within the 200,000+ acres of Terlingua Ranch across a variety of geographies, topographies and road materials.
- D. For providing services to the owners of Terlingua Ranch including discounted lodging rates, water sales, laundry facilities and pool and bathhouse use.
- E. For all other purposes which Administrator may consider to be of general benefit or useful to the owners of Terlingua Ranch.
- F. For voting eligibility in annual Board of Directors elections and other resolutions.

NEW OWNER TIPS

As a Terlingua Ranch Property owner, it's important to get a physical address assigned to your tract. This not only enables emergency services to reach you but is also necessary if you plan to set up a mailbox at Terlingua Ranch Road and Hwy 118 for USPS mail delivery.

For 911 address assignment, you will need to contact Rio Grande Council of Governments at (915) 533-0998 or www.riocog.org and provide the requested information. Once a 911 address has been assigned, RGCG will provide an address letter for your records.

TO SET UP USPS MAILBOX:

- 1) Once you have received the address letter from RGCG, you will need to contact the Alpine Post Office (432) 837-9565 and provide them with a copy of the address letter. (Alpine is the Post Office that delivers USPS mail to the physical mailboxes on Terlingua Ranch Road & Hwy 118).
- 2) Once received, Alpine Post Office will enter and process the new address for USPS approval which can take up to three weeks.
- 3) You will need to follow up with the Alpine Post Office to verify your address has been approved.

- 4) Once approved, you will be able to physically set up a USPS mailbox at Terlingua Ranch Road and Hwy 118 for mail delivery.

TO SET UP P.O. BOX:

- 1) Fill out a form at the Terlingua Post Office (432) 371-2269 during business hours and pay for your post office box.
- 2) If available, your P.O. Box will get assigned and a key will be provided.
- 3) Depending on availability, you may not be able to receive a box or key at time of payment.

PROTECT THE NIGHT SKY

The inappropriate or excessive use of artificial light - known as light pollution - can have serious environmental consequences for humans, wildlife, and our climate. Unlike other forms of pollution, light pollution is a problem with solutions that are easy to implement. These solutions deliver immediate and lasting results.

Protecting the night sky starts with YOU!

- * Light only what you need
- * Use energy efficient bulbs and only as bright as you need
- * Shield lights and direct them pointing down
- * Only use light when you need it
- * Choose warm white or amber light bulbs



Learn more at DarkSky.org