



MANAGER'S & PRESIDENT'S REPORT

REPORT BY: JIM SPOFFORD

- [View complete Manager's / President's Report on Poatri.org](#)

This report will be the last combined President's/Manager's report prepared by me. The Board's hard work in searching out, interviewing, and vetting many fine candidates for the position of Ranch Manager has come to fruition with the hiring of Cris Turley. Cris's background and experiences check a broad number of boxes needed for this multifaceted position. I suspect most of you will come to appreciate the work, dedication, and insights he will provide our organization.

The last eight months have been both challenging and rewarding for me. I very much appreciate the extra efforts of many of our employees and the added support provided by many of our board members, who took on critical portions of my management responsibilities to help me get through this time.

In this last quarter, we've made considerable progress on several projects, including many of the capital projects approved in January. That said, we still have many other projects that need to be addressed. I suspect many of you have projects you feel should be at the top of our list. In my eight months in the ranch office, I've gathered over 100 projects needing attention. Many of these have come from fellow property owners. These range from smaller projects to important projects involving our water systems and the roof of our Cafe.

To help navigate our priorities and balance our efforts against our budget, I've instigated a backlog process to help us track, evaluate, research, estimate, and prioritize our extensive project list. We now have weekly backlog meetings in which key members of the staff review the projects, document our options, and record our findings. This gathering of minds will help us move forward in a more directed and efficient manner. We will be publishing a version of this backlog for your review in the near future. If you find things we've missed or have options we haven't considered, please let us know.

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HOURS OF OPERATION

Lodge Office & Front Desk
(432) 371-3146 ext. 10
9am - 5pm
7 days a week

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

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
10am - 10pm
7 days a week, closing Oct 31st

MANAGER'S & PRESIDENT'S REPORT

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Two great examples of using this new backlog process occurred recently. In one case, Rick Bradbury came to me with an idea that may save us \$1,500 per year. Such an idea could easily get lost in flood of daily management tasks, but instead, we were able to add it to our backlog. It will now be researched and prioritized along with the other projects. The other case was one in which our new manager, Cris Turley, suggested an option we had not previously considered for our water systems. This option may well turn out to save us a considerable amount of money while simultaneously reducing our risks when compared to our existing options. Thank you both.

I appreciated the support of my fellow property owners and your desire to help make our Ranch a better place for all 5,000 of us. Please stop by the office the next time you are near and say hello to Cris. He, too, will appreciate your support.



TREASURER'S REPORT

REPORT BY: ED MARCATO

-View complete Treasure's Report on Poatri.org

A Positive Review of our financial Performance as of June 20, 2022:

- POATRI's Gross Profit at six months is \$1,149,893.63, and we are \$92,026 higher than budget. Expenses are \$718,899, \$15,126 over budget. And our Net Income is \$430,995, and we are \$76,950 higher than budget.
- Our Assessment collections, Cabin, RV & Camping, and Retail revenue are all above budget – ranging from \$5,000 up to \$29,000 in each category. We did experience a drop off in Cabin revenue in May and June, we think due to gas prices.
- The majority of our Assessment collections overbudget performance is from prior year payments and from volunteers. This is the result of Property Owner Services efforts, and we thank Hayley and Melissa s for their follow up work, reminders and phone calls that generated this revenue.
- Café income was \$9,500 under budget, and this is because we had to close the Café in January for 2 weeks due to the staff getting COVID, and, close the Café for two days a week in the second quarter due to staff shortages (which are being experienced by all businesses in South Brewster County).

- The good news on the Café is the Cost of Goods Sold for Food has been reduced from a range of 54% to over 60% in recent years to 39.3% so far this year, and, for alcohol, the Cost of Goods Sold has been reduced from 51 to 53% in recent years to 41%. These significant decreases are due to the management and control by Pam of the Café operation and for the control of inventories of Food and Alcohol with Jerry's help to secure the areas for these inventories.
- Expense categories are running close to budget, with some slightly over budget and some under budget. One account, Credit Card Fees is running significantly over budget. Part of the reason is higher than budget income categories, and when the budget was put together we were thinking only of payments for Cabin Income.
- In January we approved \$199,000 for 5 Capital Expenditure Projects. As of June 30 we have spent a little over \$100,000.
- As of June 30 our Operations Cash Balance I \$738,462, and just under \$100,000 is committed to the Capital Expenditure projects.
- Other items to report are – Our new Auditors, Lauterbach Borschow, indicate they will complete the financial reviews for 2019 and 2020 in the next few weeks, and start on the full audit for 2021 in September.
- A problem was brought up at our last meeting about Balance Sheet accounts with negative balances, which should not happen. These accounts have been analyzed and we should resolve the issues this quarter.
- We are pleased to announce that Debbie McLarty has taken the position of our new Bookkeeper, following Dave Binion's departure. Debbie has been putting in lots of hours and effort to learn QuickBooks and our bookkeeping processes. Welcome Debbie and we look forward to working together.

Terlingua Ranch Lodge & Bad Rabbit Café is HIRING!

*Café Cooks & Servers
Office Staff
Housekeeping
Maintenance*

- ♦ Competitive hourly pay
- ♦ Cross-training encouraged
- ♦ Criminal background check required
- ♦ RV hook-ups available if needed; must provide own RV if needing on-site residence

Come by for an application in person
or email manager@terlinguaranch.com

WATER COMMITTEE REPORT - View complete Water Committee Report on Poatri.org

REPORT BY: LARRY SUNDERLAND

We continue to work with Jacob Martin Engineering on the Smith Well Pump Station and Disinfectant Design. The system wide water line pressure study is complete and we are waiting for the results and the final determination from Texas Commission on Environmental Quality on the steps we need to take to achieve compliance with current public water supply systems regulations.

Over this last quarter our excellent Maintenance staff has been hard at work.

The Smith Well Emergency Power Supply is now operational. A new chlorine pump and mixing tank has been installed at the Upper Storage tank. It will compliment the one at the Smith Well. It allows us to better balance our Chlorine levels throughout the system.

A new RV dump station is under construction. It will replace the old failing station. It was critical to get this up and running before our busy season. We continue to explore strategies for maximizing and managing our existing available water resources: our current wells, rainwater capture from our buildings, and reclaiming and reusing water.

At the workshop yesterday, our new Ranch Manager, Cris Turley, suggested that we consider a small water plant that could produce treated potable water from a number of our better non potable wells along with the Smith Well, allowing us to monitor and balance our well use and more surely secure our supply without the uncertainty of the well drilling process. An added benefit, for property owners, would be our ability to provide potable water in bottled and bulk form. He and I will begin to explore this option. We believe there are government grants out there, that are available to help us with our water system upgrades, water capture, and reuse measures. The new Grants Task Force will get to work discovering what is available and update the board and property owners at the October meeting.

Looking out beyond these efforts, we are aware of the difficulties that property owners, who live at the far ends of the ranch, have in getting to the headquarters for water. Also how during extended dry periods those with catchment struggle to secure enough water. Our responsibility has to be to secure our water supply for our facility and make water available for hauling. Our population grows and the demand on our system grows. Providing water has the unfortunate side effect of creating unsustainable dependencies and the belief that we can always provide. But I have to believe there are personal and community based strategies that can address these situations even though our responsibilities cannot go beyond our current services. I commit to exploring this issue with those of you who are remote or who cannot capture enough water to meet basic needs. All solutions start with understanding the problem. Reach out to me at my POATRI email so I can begin to gather information and begin the dialog with you. (l.sunderland@poatri.org)



BENEFITS of RAINWATER HARVESTING

WATER CONSERVATION BENEFITS OF RAINWATER HARVESTING

- The rainwater that falls on your roof and property is essentially free. All it takes is a method to harvest it into a tank or cistern for later use.
- For communities like ours that rely on imported water to supply their needs, collecting rainwater that falls naturally around the Ranch can reduce the need for water wells.
- Rainwater harvesting helps utilities reduce peak demands during summer months.
- While rainwater can be a perfect primary water source for many uses and situations, it is also a great backup water supply for emergency situations.

ENVIRONMENTAL BENEFITS OF RAINWATER HARVESTING

- Rainwater harvesting can reduce stormwater runoff from a property. The elimination of runoff can reduce the road washouts created by heavy rains and help preserve existing road material for repair use.
- It is an excellent source of water for native plants since it has no chemicals such as fluoride and chloramines (chlorine).

RAINWATER HARVESTING IS VITAL FOR THE FUTURE OF SUSTAINABLE WATER RESOURCES!



RANCH ANNOUNCEMENTS & UPDATES

- The POATRI Board of Directors is pleased to announce Cris Turley has been hired as our Ranch Manager. Most recently Cris was the General Manager at Roberts Resorts at Lake Conroe, TX. He is experienced in project management, supervising and mentoring staff, and managing business finances. Cris was also the President and Owner of Turley Enterprises providing residential and commercial construction and renovations as well as managing commercial and residential buildings. Cris has a degree in Applied Business from Lakeland College.
- **ANNOUNCEMENT FOR CANDIDACY OF DIRECTORS** - No earlier than September 1st of each year, a property owner who has owned property for a minimum of one year and wishes to be a candidate for election to the Board may obtain from the office or online an Application for Director." Such Application must then be received by the Board of Directors no later than the close of business on the Friday October 28th preceding the October meeting of the Board of Directors.
- A newly formed Grant Task Force is seeking active volunteer members to join the efforts in securing funding for various large and small scale projects for Terlingua Ranch and the Lodge. Contact Larry Sunderland at L.Sunderland@poatri.org to for more information or to join the Grant Task Force.
- Announcing the "Community News" page is coming soon to POATRI.org! This page will be updated with Terlingua Ranch and property owner news, announcements and updates, upcoming events, photo gallery, etc. Keep an eye out for the official launch and feel free to email suggestions and photos to propertyinfo@terlinguaranch.com.
- A brand new refrigeration unit is now in the Lodge Office and provides to-go snacks, refreshing drinks and pre-made cold lunch items to property owners, guests and visitors during our regular office hours between 8am-5pm, seven days a week.
- Pool season is in full swing and that means it's time for lots of fun in the sun! So that all pool guests can enjoy our desert oasis, please follow the safety rules in place. Remember, **there are no dogs or glass bottles (or containers) allowed in fenced pool area**. A \$25.00 season pass for POATRI members in good standing is available for purchase at the Lodge office.
- High efficiency AC mini-split units have been installed to six of the cabins to replace existing wall units in the cabin rooms to increase efficiency and reduce noise. And rumor has it that the Bunkhouse may have a much cooler future ahead of it! The maintenance team will be replacing the units as vacancy allows and look forward to having updates completed by 2023.
- The tide has turned and new washing machines are in at the Lodge! The laundry change machine is also new and in working order. These new machines are front-loading and use liquid or power detergent ONLY (no Pods!!). Please refrain from overloading these new machines to help prolong their lifespan. Visit the laundry facility and take a load off while you get your wash on!
- With the recent rains showering the Ranch and providing much needed moisture, Road Crew has been working diligently on repairing roads all over the area. It's been quite an undertaking over 1,100 miles, so please be patient and allow Road Crew time to focus on immediate problem areas to ensure the safety of our residents and the maintenance our roads. If you have a road that is impassable by 4x4, high-clearance vehicle, please call or email propertyinfo@terlinguaranch.com for a road request and include photos of the problem area, when possible.

WHAT'S IN A NAME? - The Milky Way

Long ago, the Romans named the galaxy “via lactea,” which translates to “road of milk.” The Romans named it *via lactea* precisely because it looks like a milky patch of sky above the Earth at night.

But the Romans weren't the first to name the galaxy. The Romans got the name from the Greeks, who called it *galaxias kyklos*, which translates into “milky circle.”

According to the Greek myth, Zeus brought his son Heracles home for Hera to breastfeed while she was sleeping. Hera did not like Heracles, mainly because the child was half-mortal and was the result of one of Zeus' affairs. When Hera awoke, she quickly pushed Heracles away, which caused a few drops of milk to spill into the night sky.

* Whitehouse Mountain Milky Way photo courtesy of Jim Quisenberry. Photos available for purchase at:

<https://jamesquisenberry.smugmug.com/The-Collections/Terlingua-Nights>



“Heaven is under our feet as well as over our heads.”

- Henry David Thoreau

MEET & GREET BBQ PARTY

Our Board of Directors ended July with the announcement that Cris Turley, our new Ranch Manager, is joining the Terlingua Ranch family.

In celebration of his Ranch arrival with his wife (Rosie) and son (Frankie) and to appreciate the hard work and dedication of the staff over the past months, a BBQ party was held on the patio of the Bad Rabbit Café. Over 120 attendees, including property owners, Board members and Lodge employees and their families, joined together to welcome Cris and his family to this unique and special corner of SW Texas.



Brad Anthenat, Board Secretary, smoked pulled pork for sandwiches with sides prepped by Pam Spoford, Café Manager. Jeff Haislip entertained into the evening with live music and his friendly smile for all attendees to enjoy.

If you're up at the Lodge or see him around town, stop by and introduce yourself to Cris. He is looking forward to meeting our property owners and residents and actively participating in the Terlingua Ranch community!



HISTORY OF TERLINGUA RANCH RACING LOGO

The Terlingua Ranch logo has this rabbit which looks like what you would see on a European coat of arms. Originally I sketched some ideas using various other critters that lived in the area around Terlingua and the Rio Grande River. Among the other critters that I tried on the first design was a buzzard, which was pretty neat. But then I thought, the jackrabbit is really more of a Texas critter...and the design just naturally developed. His ears have a classic look and he has fur up around his neck. Many people wonder why he's holding up his right foot, but the reason is simple. He's saying, "No more peppers in my chili please!!!"

The three feathers underneath the rabbit represent the three Indian tribes that populated the area prior to the days when cinnabar ore was mined to produce mercury. The three Indian tribes were the Kiowa, Apache, and Comanche. The tribes gathered in an area around the only source of water, now called Terlingua Creek, and while living together they developed one language. The name of the region comes from these three languages or "Tres Lingues", later adapted as "Terlingua".

Also on the logo is the sun, which I included primarily because it is so bloomin' hot down there! Midday temperatures of 110°-115° are typical. I picked the color yellow because it just seemed appropriate for that area. Most areas down there are either bright earth colors or brown. In the upper left hand corner there is the date 1860. In the mid 1800's, mercury or "quicksilver" mining made Terlingua a boom town. 1860 was the date of the first race ever held in the Terlingua area. That first race was between two mercury ore wagons pulled by 6 mules each and it was held on the road which is now the center of Terlingua. When I told that to Shelby he said, "Neale, that's a hell of a story. Where did you find it? What book was it in?" And I said, "Shelby, I didn't read that in a book. I made it up!" ~ Bill Neale



ROADS 101: How Property Owners Can Help

SLOW DOWN - 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 across all dirt roads. Please limit your speed to protect our road work, local wildlife and the residents who live here. 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. Limiting speed to 10 or 15 miles per hour also helps increase longevity of Ranch roads and your tires.

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 destroy roads whereas if you can let them dry naturally the damage will be minimized.

If you have buried lines under the roads, they should be marked with a T-post painted yellow to indicate to Road Crew to proceed with caution.

Please take time to stop and remove rocks from the road, if you are physically able. Never put rocks in a wash out on the uphill side of the road, this causes rapids that eat the road away.

You can help stop washouts by damming up a narrow spot downstream of the road, no higher than the road. This will allow it to build up materials during future rains.

We are actively seeking road material donations. Please contact Property Owner Services if you are willing to donate road materials or submit the road material donation form located in our Library on POATRI.org and thank you for your consideration.

For more information about
Terlingua Ranch roads,
please visit:

<https://poatri.org/roads/>



CALENDAR OF EVENTS

- 8/1 Spanish Classes @ the Cactus Farm *EVERY Monday - 6pm
- 8/2 Broken Heart Blues @ the Cactus Farm *EVERY Tuesday - 7pm
- 8/5 Acoustic Music Circle @ the Cactus Farm *EVERY Fri - 7pm
- 8/11 Full "Sturgeon" Moon
- 9/1 Property Owners' Potluck @ Bunkhouse - 6pm
- 9/4 National Wildlife Day
- 9/5 Labor Day
- 9/10 Full "Harvest" Moon
- 9/11 Patriot Day
- 9/16 National Guacamole Day
- 9/20 National Queso Day
- 9/22 First Day of Autumn (Autumnal Equinox)
- 9/26 National Family Day
- 10/4 National Taco Day
- 10/6 Property Owners' Potluck @ Bunkhouse - 6pm
- 10/7 The Funky Junk Art Show @ The Starlight - 6pm
- 10/9 Full "Hunter's" Moon
- 10/10 Columbus Day & Native Americans' Day
- 10/20 Orionids Meteor Shower (Peak Night)
- 10/28 Board of Directors' Pre-Meeting Workshop @ Bunkhouse - 1pm
- 10/29 Board of Directors' Meeting @ Bunkhouse - 10am
- 10/31 Halloween (Lodge Swimming Pool closes)
- 11/1 55th Annual Terlingua International Chili Cookoff
Dia de Los Muertos
- 11/4 Southern Taurids Meteor Shower (Peak Night)
- 11/11 Veteran's 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:
propertyinfo@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
 Hayley DeArman
 Bill Vogl
 Dale Weiss

DARK SKY TASK FORCE

Barbara Levedahl
 Larry Sunderland
 Hayley DeArman
 Debbie McLarty
 Rick Bradbury

GRANT TASK FORCE

Larry Sunderland
 Barbara Levedahl
 Ed Marcato
 Amy Law
 Vanessa Cruz

If you would like to get involved by joining any of our Committees or Task Forces, please send an email to:
manager@terlinguaranch.com

NEW OWNER TIPS

Property Owner Requirements for Requesting a New Access Road

If a new road needs to be created to provide access to a tract that **does not currently have an access road**, an official survey showing property boundaries must be completed. If there is already an access road, additional road work would be private work and is not the responsibility of Road Crew.

If it is an original Terramar tract which needs a new road due to lack of access, Terlingua Ranch will build your new road at no cost once survey (and easement, if needed) is completed and provided to Property Owner Services.

Once your survey is completed, please reach out to Property Owner Services (432) 371-3146 ext. 11 to provide a copy of the survey and submit your request for a new access road. Our road crew can then determine where the best place for the new access road based on various factors and knowledge.

In some circumstances, an easement signed by the property owner(s) of the land the road crosses is required for any work to be done.

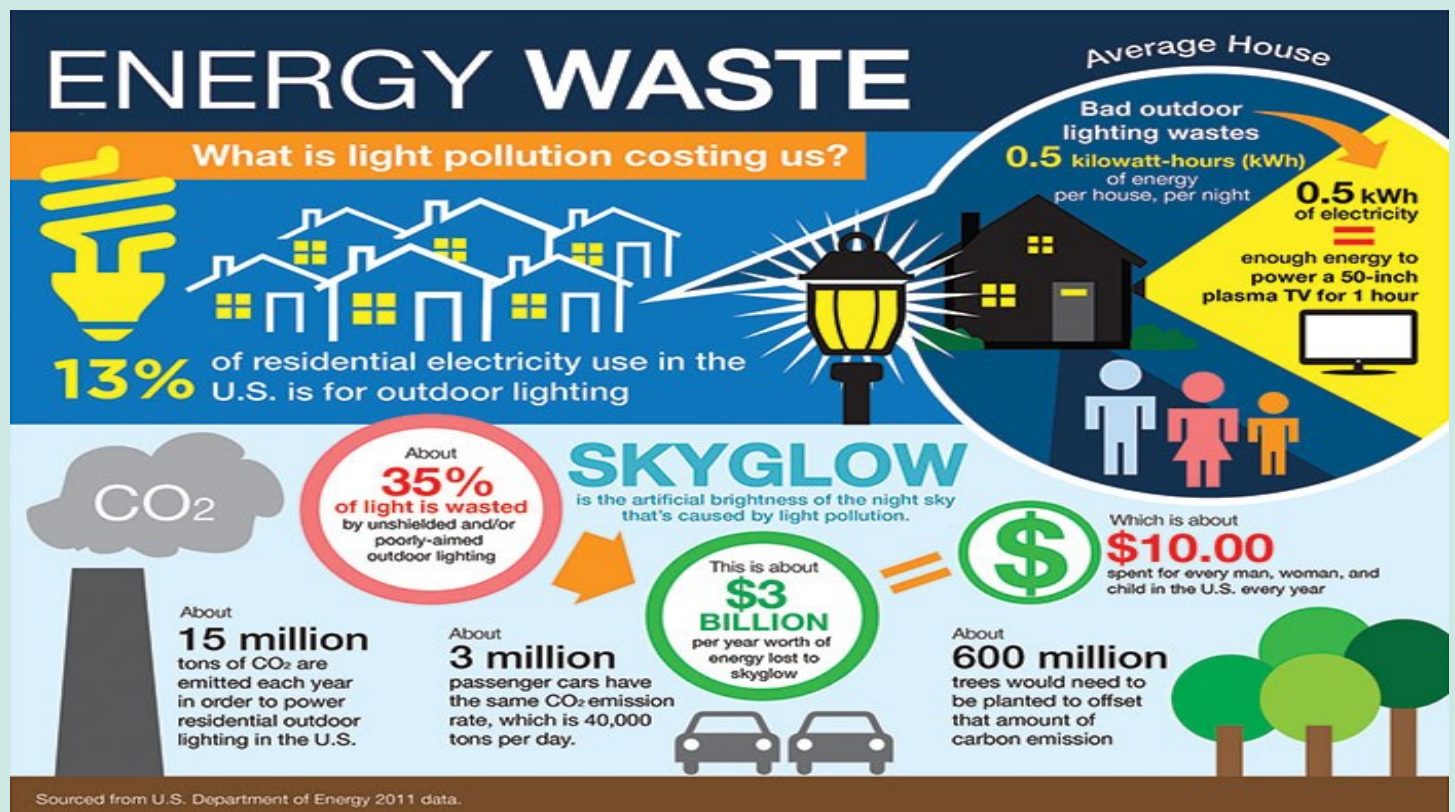
If it is a tract that has been subdivided, then the property owner is solely responsible for new road construction or additional road work or maintenance on subdivided tract. Once a tract has been subdivided, it is no longer the responsibility of the Terlingua Ranch road crew to create or maintain roads.

We are actively seeking road material donations. Please contact Property Owner Services if you are willing to donate road materials or submit the road material donation form located in our Library on POATRI.org.

JOIN THE DARK SKY MOVEMENT

This infographic breaks down the data on the amount of energy and money wasted due to bad lighting.

Learn more at DarkSky.org





TERLINGUA RANCH EMPLOYEE SPOTLIGHT

DENNIS NANCE - ROAD CREW WIZARD (FOREMAN)

Hometown: Sonora, TX

When did you start working for Terlingua Ranch?

First in September of 1997. Took some time off and have been back full time since 2010.

What did you do before working for the Ranch?

Cross country truck driver, built roads in the oil field.

How did you meet your wife, Debbie?

I met her in 1995 when I was the designated driver on a road trip to Mexico.

What do most folks not know about you?

I was in the Navy.

Favorite past time?

Used to be fishing. I haven't been in awhile. I've been down the Pecos River from Pandale to the High Bridge 16 times.

First concert?

ZZ Top in Odessa and it was my last concert. Too many people.

If you had to eat one meal for the rest of your life, what would it be? *Catfish and fries.*

If you won a million dollars, what would you do with it?

Retire, stay in Terlingua, and drill a new water well.

BLAST FROM THE PAST

Entrance to Terlingua Ranch from the July 1974 Newsletter





**DON'T LET THIS BE THE LAST
NEWSLETTER YOU RECEIVE!
PROVIDE YOUR EMAIL
TO RECEIVE FUTURE
NEWSLETTERS, RANCH UPDATES AND
ANNOUNCEMENTS.**

**Email the below information to:
*propertyinfo@terlinguaranch.com***

Name _____
Tract # _____
Acct # _____
Email _____

*** Future newsletters will be emailed and
posted on POATRI.org ***

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2022 BOARD MEETINGS

Last Saturday in October @ 10am

Pre-Meeting Public Workshop Friday @ 1pm

Located in the Bunkhouse

POATRI
PO Box 638
Terlingua, TX 79852

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