



MANAGER'S REPORT

REPORT BY: JIM SPOFFORD

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

Ranch Manager - The Ranch Manager's position at Terlingua Ranch is a huge job with seemingly overwhelming challenges. It requires a multifaceted skillset to deal with seemingly intractable problems. While the ability "identify" problems is important, it is more important (in ascending order) that we have (1) the ability to define and document the problems adequately, (2) the ability to gather and identify possible solutions, (3) the ability to evaluate each solution option using solid evidence that can be validated by others (not just opinions). These evaluations should include possible risks, likely costs, timeline constraints, and other resource constraints. And finally, and most importantly, (4) the ability to implement a solution.

Following an in-depth review of Cris Turley's performance over the last 6-months, the Board decided – with a unanimous vote – that Cris's management style was incompatible with our long-term goals. As such, we terminated his employment as of Friday morning, 1/27/2023. The newly seated Board has set up a Manager Search Task Force, and efforts are underway to find a new manager.

Many of you received Cris's letter that he sent out. The Board and our lawyers reviewed the letter, and it turns out much of what he documented describes many of the problems we are dealing with reasonably well, some items the Board has discussed for years. We face many challenges as an organization, more than Cris listed. But here's the thing, if we continue to do what we've always done, we will continue to be inefficient. We will continue to get wrapped around the axle generating more frustrations. We need a better way forward.

Why Do We Need to Change? - Based on what I learned being on the Board and sitting in the manager's chair for 8.5 months, and based on the result of our 2022 performance, I think a reasonable expectation of annual net profits for POATRI should fall somewhere between \$350,000 and \$500,000 per year. Given the size of our current infrastructure needs, that profit level would go a long way toward helping us address those needs in a timelier manner. To do this, we must become a more professional organization, but what does "more professional" mean? Here are some accomplishments from 2022 and some recommendations for 2023 and beyond.

What Changed in 2022 - We made some significant changes in 2022 and some meaningful progress in at least three key areas: (1) Improving employee accountability, (2) starting a loss prevention program, and (3) creating and working from a Unified Project List (AKA Backlog).

Employee Accountability - There is a concerted effort to make sure every person employed by our Association is a good steward of our collective assets. Good stewards don't waste time on the clock. They play well with their co-workers, fellow property owners, and guests. And good stewards do not use Association assets for personal gain or benefit.

Loss Prevention - Our most successful and best-implemented Loss Prevention program in 2022 was in the Café. Our Café manager, along with the head of our maintenance department, made several changes. These changes included building locked cages for our backstock of alcohol and limiting and monitoring access to other, more expensive products. One of our Board members built more secure and better-locking doors for our storage areas, and monthly inventory audits were performed. We also performed random spot checks on various products and started reviewing video footage. The results were amazing. The Cost of Goods Sold went from 62% in 2021 to 38% in 2022. That is a saving of \$5,000 to \$6,000 per month! This represents **over \$60,000 per year** that is no longer walking out the door.

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HOURS OF OPERATION

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

Property Owner Services
(432) 371-3146 x 11
Monday thru Friday 9am - 5pm

Bad Rabbit Café
(432) 371-2244
Monday thru Saturday 7am - 8pm
Sunday 7am - 2pm

Water Sales
7 days a week 9am - 3pm

Laundry Room
7 days a week 2pm - 7am
(with last load at 6am)

Swimming Pool
7 days a week 10am - 10pm

PRESIDENT'S REPORT

REPORT BY: JIM SPOFFORD

-View complete President's Report on Poatri.org

What We Need in 2023

A New Manager - As I mentioned above, the skills needed to help make us more successful and allow us to serve the community better will require a manager who has as many of the multifaceted talents that I've mentioned in this letter.

Better Focus for Operations and the Board - Focus is best accomplished by establishing and maintaining best practices around working on a unified Project List. Without one, we will continue to spin in place unnecessarily.

Our Committees and Task Force Members also need to incorporate working from and on our Backlog. Capturing the hard work that goes into these efforts is essential.

We also need to add some accountability for Committee and Task Force members. It is all too easy to let another quarter go by and not get much done. There may be reasons not much got done, but we need to acknowledge those reasons and make changes to ensure we are moving forward.

Better Implementation Efforts - Implementing is hard. I've worked on multi-million-dollar, medium-sized, and small projects. I can tell you from first-hand experience that implementing a given solution is hard regardless of size. The less time spent on working the Backlog, the harder it is. The best ideas in the world are of no benefit if the work needed to implement them is not done well.

Problems, ideas, and solutions are great – especially when quality time is spent fleshing them out – but implementing those agreed upon solutions can be difficult. Again, a good Backlog can help us be better implementors.

Better Communications - Communicating better has been a challenge for me this last year, but it has also been a challenge for the Board. We must take steps to make sure our Board is better able to communicate our progress and our challenges to our property owners.

Our New Board of Directors and Officers - 2022 was a trying year for me. I was already over-committed at work and attempting to fill in as interim manager and President of the Board was too much. As such, I did not seek reelection this year, but I will continue to support our Board's efforts to

Please join us in welcoming and supporting our new members and officers. We have a tough road ahead and we need all the support we can get.

Terlingua Ranch Lodge & Bad Rabbit Café is HIRING!

*Café Cooks & Servers
Office Staff
Housekeeping
Maintenance*

- ♦ Competitive hourly pay
- ♦ 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.



TREASURER'S REPORT

REPORT BY: ED MARCATO

-View complete Treasure's Report on Poatri.org

2022 was a positive financial year for POATRI. Most Revenue categories came in ahead of budget, and expenses were higher than budget resulting in our Net Income coming in right on budget at \$170,000. In summary –

Assessments collections were \$695,000 - \$33,000 better than budget. And \$29,000 of that was prior year collections due to Hayley's effort. Thank you Hayley.

Cabin Revenue came in at \$674,000, \$34,000 better than budget, in spite of a drop off in reservations in the middle of the year when gas price increases hit.

Café Revenue was \$267,000, which is \$48,000 under budget. But when you consider the Café was open 5 days a week, the revenue was \$40,000 better than expected. And Pam was able to reduce Cost of Goods sold from the previous 54% and higher, to 39%. Thank you Pam.

The other revenue categories, RV Campground, Retail Sales, Water Sales, etc. were also higher than budget, making our Total Income just under \$1.8 million, and our Gross Profit \$1,667,332.

Expenses were also higher than budget, and unplanned budget exceptions included rebuilding the Café counter system, purchasing the glass front refrigerator for the Retail operation in the office, and a number of adjusting and correcting bookkeeping entries for the past three years, catchup for the delayed audits until this year.

We also track our financial performance by our two business segments, and our property owner side ran a deficit of \$118,000, and our Lodge side had a profit of \$328,000.

In 2022 we began making investments in our infrastructure after making only emergency Capital Expenditures for the past two years due to COVID. These included:

- Four new washing machines
- A three-door glass front refrigerator for the Café
- A backup generator required by TCEQ for the water system
- Two septic tanks
- Building the shade structures and utilities infrastructure for employee housing
- A manganese & iron water filter system

We also had a number of projects this year.

We completed our Payroll Tax Audit in January and were able to reduce the IRS penalty from \$175K to \$10K.

We engaged Lauterbach Borschow in El Paso as our new audit firm and completed Financial Reviews for 2019, 2020, and are half way through an audit for 2021.

We have caught up on prior year end adjusting entries and fixing bookkeeping errors that resulting from not having the audits done for the past three years and some bookkeeping errors. Thank you Debbie for your work and extra hours.

I also thank Linda Shank, past Treasurer and CPA, for reviewing our financials and providing helpful input.

We have developed a Legal services based collections program to add some teeth into our collection efforts done by Hayley, to be implement over the next few month.

We have tracked and projected our Cash Flow to help support our Capital Expenditures as we invest in our infrastructure.

This completes the Treasurer's Report.

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

REPORT BY: LARRY SUNDERLAND

We have been working with the Texas Commission on Environmental Quality and our engineering firm Jacob Martin to bring our water system into compliance with current regulations. In addition, we are exploring how to bring online another water source to reduce the demand on our one potable well, the Smith Well.

Jacob Martin will deliver the design for our water treatment plant at the Smith Well in the next week or so. TCEQ has given us instructions on a fix to our water delivery lines that they believe will help maintain the water pressure to their required standard.

We will need to, by March 15th, connect the water line that runs to all the cabins with the water line at the upper RV sites. We have estimated a cost of \$15,000 to do the work.

Our reliance on the Smith Well as our only source of potable water and the gallons per minute it can produce puts us at great risk and it does not meet the standards required by TCEQ.

We have 64 connections in our system and by rule we should only have 25. We are currently working under an exception to that rule. We need another well that can deliver an adequate amount of water to bring us up to standard.

Options we have before us is to reduce our connections, drill a new well, in hopes that we get a good one, that delivers the appropriate gpm., or bring online an existing well and get it certified by TCEQ for potable use.

Our most appropriate existing well is the Cabin Well. It is situated on the hill above the cabins and upper RV sites and would require the least amount of pipe to tie into the water system.

The concern is if we do the testing and engineering, and it is not approved for potable use are we just wasting money?

TCEQ allows the use of non-potable water for toilet flushing, laundry, and landscaping. Parallel and separate lines that deliver the non-potable water would reduce the demand on the Smith Well by, we think, by about 30%. That would be a huge benefit for our system, but I could find nothing in TCEQ regulations that would give us credit towards our connection issue.

I reached out to them and asked the question. Is there a way for us to get credit towards our connection deficit by using non potable water to flush our toilets and do our laundry? I received a call from one of their engineers and ultimately the answer was yes. We would have to install the non-potable lines, put them in use, and monitor the usage over a period to determine the actual savings.

We have estimated a cost of \$15,000 to install a pump and pipe, pump the well for three days to determine the flow rate, and send water samples for analysis to determine its chemical make-up. We will be asking the board, today for approval to proceed.

TIPS TO GET THE MOST OUT OF SOLAR

For newcomers to solar energy it might appear that you just buy a solar installation and it pays for everything. While in essence this idea is true, there are lots of tricks for managing a solar panel system in the most efficient way. Not only gaining the maximum amount of energy is important — finding ways to use it all is equally crucial.

The best way to get the most out of your solar is to **make sure you're using as much of your power on those energy-hungry appliances as you can during the day**. And some hours of the day are better than others. **South-facing solar panels capture the most energy at morning and midday**, when there's already ample electricity in the grid.

In the USA, the best direction for solar panels is south. Demand for electricity peaks in the afternoon, especially in the summer when air conditioners are cranking away under the hot afternoon sun. If you do most of your household chores early in the morning or late in the evening, you can adjust your solar panels so that they work alongside. If you turn them slightly to the west, you'll get less energy overall, but more out of the evening sun.

Since spring and summer days are longer and the sun is higher, solar panels get more sunlight and give off more energy. On average, a solar panel system produces 40-50% more electricity in July-August than in November-December.

Given that moonlight is just sunlight reflected off the moon, you'll be relieved to learn that **yes, solar panels can operate with moonlight**. Your solar panels will, however, create very little power at night, even if the moon is shining directly on them with no clouds in the sky.





2023 BOARD OF DIRECTORS ELECTION RESULTS

Property Owners in good standing:	2793
Total Ballots Received:	515
Valid ballots:	487
Part of quorum:	356
Not part of quorum:	131
Invalid ballots:	28

Candidates:

Larry Sunderland	349
Richard Cummins	340
Adam Daley	244
Alan Byboth	236
John Sellers	229
Trent Edwards	129
Guy Hopkins	119
Larry Drgac	94

Larry Sunderland, Richard Cummins and Adam Daley were seated. The 4th position did not receive a simple majority and will be open until next years election.

2023 BOARD OF DIRECTORS

Place 1

Ed Marcato – Secretary
(Term expires January 2024)
432-371-2562
e.marcato@poatri.org

Place 2

Bill Vogl – Communications Committee
(Term expires January 2024)
210-393-4130
b.vogl@poatri.org

Place 3

Jim Spofford
(Term expires January 2024)
432-371-2380
j.spofford@poatri.org

Place 4

Brad Anthenat – President
(Term expires January 2025)
432-371-2194
b.anthenat@poatri.org

Place 5

Barbara Levedahl – Road Committee
(Term expires January 2025)
432-517-5643
b.levedahl@poatri.org

Place 6

Not Filled, Term expires January 2025

Place 7

Adam Daley – Treasurer
(Term expires January 2026)
706-252-6570
a.daley@poatri.org

Place 8

Richard Cummins
(Term expires January 2026)
281-224-2468
r.cummins@poatri.org

Place 9

Larry Sunderland – Vice President
(Term expires January 2026)
512-426-0871
l.sunderland@poatri.org

P.O.A.T.R.I. NOTICE TO ALL PROPERTY OWNERS

PAST-DUE ASSESSMENT COLLECTION PROGRAM

PARTNERSHIP WITH LEGAL COUNSEL STEPTOE & JOHNSON, LLC

Historically, only 55% of P.O.A.T.R.I. annual assessment fees have been paid by property owners each year. This has severely limited our ability to adequately invest in the infrastructure and our property owner services. P.O.A.T.R.I. must increase investments in our road maintenance, our water supply system, as well as other vital projects, and this requires a focus on collecting past-due assessments. It is necessary to collect past-due assessments to rebuild and maintain these services for existing property owners and future generations.

P.O.A.T.R.I. will send a letter to our past due accounts informing them of a new collections program, which will be implemented through a partnership with our legal counsel, Steptoe & Johnson, LLC. Delinquent accounts will have 90 days to bring their accounts up to date before moving forward with the new collections program in June. Updated information will be published as the program moves forward.

To check your account status or bring your account up to date, please contact Property Owner Services at (432) 371-3146 x 11 or email propertyinfo@terlinguaranch.com

You can mail your assessment payment to:

P.O.A.T.R.I.

PO Box 638

Terlingua, TX 79852-0638

Feel free to pay online at <https://poatri.org/make-a-payment/>

P.O.A.T.R.I. looks forward to property owners benefiting from increased annual assessment collection!

AROUND THE LODGE: “Living With Black Bear in West Texas”

Terlingua Ranch residents participated in a discussion and Q&A held in the Lodge Bunkhouse with a Texas Parks and Wildlife Biologist, Texas Game Warden and the Borderlands Research Institute in January. They discussed Black Bear behaviors that increase the likelihood of human-bear conflict, how to deter bears from your house, garbage, and deer feeders, the protected status of Black Bears in Texas, an update on collared black bears in South Brewster County and the new information gained on behavior and movement patterns. Residents had the opportunity to ask questions to the experts and get research-based insight into our furry neighbors.

Black bears, *Ursus americanus*, are listed as threatened by the state of Texas. Over the past decade, Texas Parks and Wildlife Department (TPWD) has supported the natural recovery of black bears in the Trans Pecos by enforcing laws that prohibit illegal take of bears, monitoring bear sightings and mortalities, responding to bear depredations with non-lethal means, conducting research on bear food habits, population ecology, and habitat selection and developing technical and popular educational materials.

While the increased Black Bear activity in the area is a good sign, it poses certain risks to those of us living and visiting the area. Black Bears are curious in nature and they often do a lot of sniffing, and may stand up on hind legs to get a better view and smell their surroundings. This is normal behavior and is not a sign of aggression.

It was a very informative afternoon and Terlingua Ranch looks forward to hosting more joint events to keep our residents and guests educated and our wildlife safe in the area.

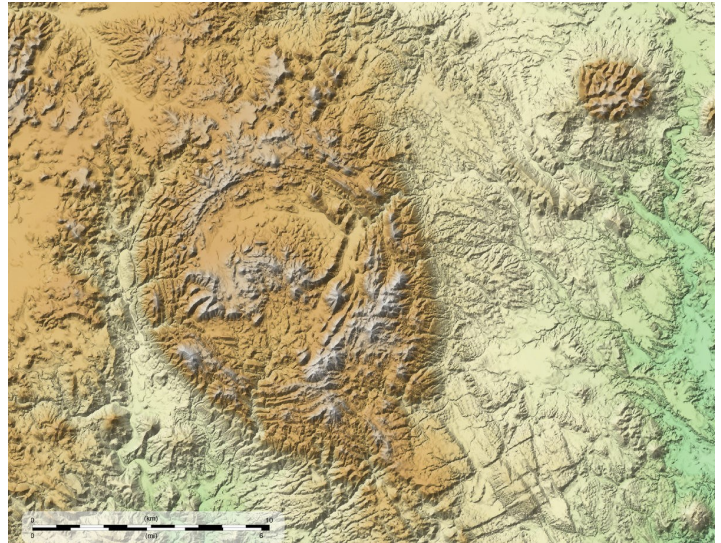


WHAT'S IN A NAME? - The Solitario

El Solitario is the signature landscape feature of Big Bend Ranch State Park. Almost 10 miles across and nearly symmetrical, this collapsed and eroded structural dome straddles the Brewster/Presidio County line in the eastern portion of the park. Early explorers of the region noted its distinctive shape even before airplanes or aerial images were available. It is one of Earth's more distinctive features as observed from space.

The name is Spanish for hermit or loner. About 36 million years ago molten rock called magma from deep in the Earth pushed upward and displaced thousands of feet of overlying rock. This activity created a blister or dome shaped bulge on the Earth's surface. Over millions of years, erosion collapsed the dome's older rocks. Subsequent volcanic activity further removed overlying rock, collapsed some of the lava chamber and formed a small caldera in the central southeast Solitario. Early geologic studies erroneously suggested that the Solitario was either a large volcano or a meteor impact crater. The Solitario, as we see it today, emerged about 2 million years ago when the ancient Rio Grande began cutting its now famous canyons. Volcanism, weathering, erosive rains, runoff and groundwater moving through the Shutups, Fresno Creek, Terlingua Creek and Contrabando Creek combined to expose and shape the landforms that park visitors see today. Eons of erosion exposed some of the Earth's most an-

cient rocks including shales, sandstones and cherts in Solitario's core.



“Texas is the finest portion of the globe that has blessed my vision.”
- Sam Houston

WHAT ROAD CREW IS UP TO

With dryer weather and more frequently travelled roads upon us this Spring season, Road Crew is addressing areas in need of attention. It's important to remember that weather conditions play a major role in whether or not road issues can be immediately addressed and/or repaired. The road material may not be able to be worked on when too dry because the machinery could potentially cause worsening conditions. The same is true for wet roads because bringing machinery on the road in question could cause the road irreversible damage.

NORTH CORAZONES BEFORE & AFTER



SOLITARIO BEFORE & AFTER



HISTORY of PERRY MANSION

The story of the Perry Mansion starts with Howard Everett Perry, a prominent Cleveland and Chicago businessman, who won some isolated desert property in a New England poker game. Over the next few years he repeatedly received offers to buy this arid wasteland and became curious. Perry visited the Big Bend and learned that his new land in remote Terlingua, Texas, was rich in cinnabar, the ore of mercury. Taking the news seriously, this avaricious businessman travelled to Almadén, Spain, to study the most successful mercury mine in the world.

Upon his return to Terlingua, Perry created the Chisos Mining Company, incorporating it in 1903, and registering its principal office as Augusta, Maine.

By 1906, business was booming and Perry's mine was supplying twenty percent of the nation's quicksilver. Relishing this prosperity, Perry wanted a suitable home for his wealthy Chicago bride, Grace Henderson, and ordered the construction of a mansion far beyond all local comparisons.

Crowning a hill overlooking his dusty empire, the mansion took shape. With a design inspired by Moorish architecture, it boasted nine bedrooms and a ninety foot long front porch adorned with nine elegant arches. And, all this magnificence was sitting atop the only wine cellar in the region.

Upon the mansion's completion, Mrs. Perry was invited to join her husband in their new abode. The journey was difficult at the time, just to reach Marfa by train from her elegant estate in Portland, Maine. After that, it was a perilous two-day ride through the Chihuahuan Desert on a freight wagon drawn by four too-feisty mules.

Legend says that Mrs. Perry spent a single night in the mansion and then called for her mule-drawn carriage, saying emphatically, "I've seen enough." She high-tailed it back to her Casco Bay estate in New England and never returned.

Perry tried to expand, buying several other mercury mines, plus investing in a silver mine in nearby Shafter and a gold mine in Canada. By 1943, the world's mercury supply was ample and as the markets and prices declined, The Chisos Mining Company began to fail, ending in bankruptcy. Howard Perry died in 1944, on a train bound for a Florida vacation. His mansion fell into disrepair, and despite the occasional visitor/squatter, the structure began to decay in the hot desert sun.

The mine went through several owners and degraded into an empty ghost town. It was eventually purchased by local legend Rex Ivey, and is now owned by his son, Bill. The Ivey family began renovation of the Perry Mansion in 2015, and is delighted to reopen this historic icon to the public.

<http://www.terlinguamansion.com/history.html>

ROADS 101: Road Maintenance Request Form Now Available Online

Property Owner Services is happy to announce that a new online road maintenance request form is now available online at <https://poatri.org/road-maintenance-request-form/>.

This form is intended for property owner use and will provide an additional touchpoint for property owner to alert Road Crew and Property Owner Services of road needs outside of office business hours.

There are several required fields so imperative information can be gathered before passing along the request to Road Crew and will allow for necessary planning to address the road and area in need of attention. Once submitted, property owners will have the option to submit additional photos to help assess the problem area.

As always, property owners with requests are more than welcome to call Property Owner Services at (432) 371-3146 x 11 or email propertyinfo@terlinguaranch.com directly to submit a request for road maintenance.

Subject

Road Maintenance Request

Name *

firstname lastname

E-mail *

x@y.z

Email

Confirm Email

Phone *

nnn-nnn-nnn

POATRI Account Number *

nnnn

POATRI Tract ID(s) *

nnnn [, nnnn, ...]

Road Name *

Road Condition *

Passable (4x4) ▼

Road Issue / Additional Details *

Submit

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

NEW OWNER TIPS

Property Values & Appraisals

Terlingua Ranch cannot answer the often asked question “what is land worth”. What the land is worth is a matter of opinion that depends on many different factors and we do our best to help both the buyer and the seller. If you would like to know what land is appraised for you can look at your tax statement, check with the Brewster County Appraisal District online or call their office at 432-837-2558. You could also check the local real estate agents and land sales company websites to see what they are selling land for.

Location, Boundaries & Surveys

Only a licensed surveyor can tell you exactly where your land is and where its boundaries are. The 640 acre Sections of Terlingua Ranch were surveyed by the Developer – the vast majority of the individual tracts were not. Having a survey is highly recommended, especially for land you are going to build upon and invest in. This helps determine your tract boundaries and ensures you are on the tract you legally own.

Trash Disposal

There are no public trash dumpsters on Terlingua Ranch. All dumpsters are privately paid for by individuals. You can purchase a dumpster, find neighbors to share a dumpster with or you can haul trash somewhere else to be disposed of properly. Our Ranch is beautiful. Please help us keep it that way.

Water Sales

Our office sells non-potable and potable water for 8 cents a gallon seven days a week from 9am to 3 pm. Potable water is free up to 25 gallons per week for property owners. Bags of ice may also be purchased at the Lodge Office.

Septic Systems

There are regulations from Brewster County regarding septic systems. For Septic Tank Permitting, Inspections and questions, please contact the County Designated Representative Marshall McLean 432-294-3021.



DARK SKY RESERVE

Encompassing more than 38,850 square kilometers (15,000 square miles), the new **Greater Big Bend International Dark Sky Reserve** is the largest certified International Dark Sky Place to date.

- 1. What is an International Dark Sky Reserve?** Dark Sky Reserves are designated by the International Dark-Sky Association (IDA). They are areas that offer exceptional starry nights and are specifically protected for scientific, natural, educational, cultural, heritage and/or public enjoyment.
- 2. Who is the IDA?** The IDA is the recognized authority on light pollution and is the leading organization combating light pollution worldwide.
- 3. What is the criteria to achieve Dark Sky Reserve status?** The IDA designates International Dark Sky Reserves following an application process. The current criterion that has to be met to gain the status includes:
 - Light meter readings to show the area is of sufficient quality and to identify the darkest ‘core area’ of the Reserve
 - at least 67% of properties have to have ‘dark sky friendly’ lighting
 - Support shown from at least 80% of the area and population
 - Dedicated education and public outreach programs highlighting the value of natural nighttime darkness.



CALENDAR OF EVENTS

- 2/2 Property Owners' Potluck @ Bunkhouse - 6pm
- 2/3 Acoustic Music Circle @ Cactus Farm *EVERY Friday - 7pm
- 2/4 Community Market @ The Community Garden *EVERY Saturday 10am - 1pm
- 2/6 Spanish Classes @ Cactus Farm *EVERY Monday - 6pm
- 2/7 Broken Heart Blues @ Cactus Farm *EVERY Tuesday - 7pm
- 2/14 Valentine's Day
- 2/19 New Moon
- 2/20 President's Day
- 3/2 Texas Independence Day Parade @ The Porch - 5:30pm
Property Owners' Potluck @ Bunkhouse - 6pm
- 3/4 Community Garden "Learn to Make Soap"
- 3/7 Full Moon Potluck @ Cactus Farm (Irish food theme) - 7pm
Full "Worm" Moon
- 3/8 International Women's Day
- 3/11 BBQ Party @ The Bad Rabbit Café - 5pm - 8pm
2nd Saturday Art Mart @ Earth & Fire Gallery - 9am - 2pm
Tin Barn Gallery & Forge Reopening @ Little Burro - 2pm
- 3/17 St. Patrick's Day Parade @ The Boathouse - 3:30pm
- 3/18 BBQ Party @ The Bad Rabbit Café - 5pm - 8pm
- 3/19 Mother's Day
- 3/20 First day of Spring (Spring Equinox)
- 3/25 Lee Haile @ The Bad Rabbit Café - 5pm - 8pm
- 3/31 POATRI Assessment Payment Due
- 4/6 Property Owners' Potluck @ Bunkhouse - 6pm
Full "Pink" Moon
Full Moon Potluck @ Cactus Farm - 7pm
- 4/8 Easter Egg Hunt @ Community Farmer's Market - 10am
- 4/9 Easter
- 4/28 Board of Directors' Public Workshop @ Lodge Bunkhouse 1 pm
- 4/29 Board of Director's Public Meeting @ Lodge Bunkhouse 10 am
- 5/5 Full "Flower" Moon

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
Jerry Schaffer
Richard Cummins
Candus Cornett
Trent Edwards
Hayley DeArman
Brad Anthenat

BUDGET & FINANCE COMMITTEE

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

COMMUNICATION COMMITTEE

Hayley DeArman
Bill Vogl
Brad Anthenat
Dale Weiss

DARK SKY TASK FORCE

Barbara Levedahl
Hayley DeArman

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

TERLINGUA RANCH EMPLOYEE SPOTLIGHT

JERRY SCHAFER - MR. FIXIT (MAINTENANCE SUPERVISOR)

Hometown: Gray County, TX

When did you start working for Terlingua Ranch? *Somewhere around April 20th, 2020 but who's counting?*

What is the most unusual aspect of working here? *I never know what we are going to get into and every day is so different.*

What was the first concert you ever attended? *I've only been to one and it was ZZ Top.*

What is your favorite pastime? *Recuperating from working at the Lodge.*

Where is your favorite destination you've visited, and why? *Red River, New Mexico because it was close to the house and I could get there in five hours.*

What is one thing most people don't know about you? *I like to watch Texas Bushman.*

If you had to eat only one meal every day for the rest of your life, what would it be? *Ribeye and a baked potato.*

If you won a million dollars, what would you do? *I'd give half of it to government since they would take it anyway. So I would take \$500,000 and go to Ecuador!*



BLAST FROM THE PAST OLD FASHIONED HAY RIDE



Here's a group of ranchers who enjoyed a recent Hay Ride at Terlingua Ranch as summer fun continues to draw big crowds. Be on hand for the big Labor Day goings-on.



**PROVIDE YOUR EMAIL
TO RECEIVE
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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2023 BOARD MEETINGS

Last Saturday in January @ 10am

Pre-Meeting Public Workshop Friday @ 1pm

Located in the Bunkhouse

POATRI
PO Box 638
Terlingua, TX 79852

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