



**POATRI Board of Directors Meeting January 27, 2024
Meeting Minutes**

Call to Order: by President Brad Anthenat at 10:00 AM

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 .

Invitation for Public Service Announcements:

My name is Keven Urbanczyk, and I am on the faculty in Geology at Sul Ross and Director of Rio Grande Research at Sul Ross. We are in the process of revamping and rebooting the research center and we are focusing a lot of our efforts on water, and I've talked with Larry. I've been familiar with ground water and surface water in the big bend for a long time and I am a property owner on the Ranch over by sawmill. I wanted to introduce myself, help, cooperate, all of those things, as get the resource center back again. And then, at the water conference in Alpine last week that was sort focused around that concept of revisiting the center, we covered a lot of good material. And as a last thing I'd say, I'm also a Director on the Brewster County dry water conservation committee. I represent here the Research Center, but I have information and knowledge from the water districts, and I have been on that Board for five years. Thank you.

Larry: I want Rush Warren to stand up and introduce himself. He is on the ground water conservation district, and I want people to know that you are here, and you are a property owner, and that we are going to be doing some stuff together. Thank you.

There were no other Public Service Announcements.

Acceptance of Minutes: Secretary Ed Marcato

The minutes from the October quarterly meeting were sent to the directors and posted on poatri.org. Ed Marcato moved to accept the October quarterly meeting minutes as presented, and the minutes were accepted unanimously.

The Board held an Executive Session Meeting on December 17 which was the end of the probationary period for our Manager John Sellers. A Resolution was proposed to remove John Seller from probation and provide an increase in salary. The Resolution was passed with a unanimous vote. A copy of the Resolution will be included with the Minutes for this meeting.

After the Acceptance of the Minutes, Anna Marie noted a typo error on page 10 of the Minutes that the last name is not correct. Brad acknowledged.



President's Report by Brad Anthenat

POATRI Presidents Report

January 27, 2024

I'm pleased to present the President's Report for POATRI. We've had a successful year. As we reflect on the past twelve months, we can take pride in the strides we've made together not only as a property owners association, but also as a community. As a board our main focus was on hiring a manager that would succeed in their role. Other primary focuses were roads, water and financial stability. As we look forward to the next twelve months, we can be excited for several improvements to our facilities and I hope future board members will continue these goals of better roads, water conservation and continuing with a solid financial path for POATRI moving forward.

One of the cornerstones of our success this year has been our unwavering commitment to financial stability. Through careful budgeting and sound financial management, we have maintained our association's financial stability while ensuring that maintenance and improvements are carried out efficiently and effectively.

The future of POATRI and our operations hinges on owners paying their assessments. A year ago at the January meeting, the board set a goal of having 90%, or more, of property owners paying their maintenance fees. In May we started with improving our communications with property owners not in good standing. We've sent multiple reminder letters to all property owners that were delinquent on their fees.

We approved flexible payment options for property owners that were severely delinquent. We understand that financial situations can vary, and we are open to working with members who are facing financial difficulties but want to become current on the fees. Please contact Hayley DeArman in property owner services to discuss potential payment plans, or John Sellers, our manager if you have questions about association fees.

The program to date has been successful in bringing over \$?300,000 in back fees.

We want property owners to voluntarily become in good standing without having to go through the legal processes, but in some cases, legal actions may be necessary to recover past dues. We want to make it clear that we have retained a debt collection legal team whose recourses may include pursuing foreclosure.

I urge all members to review their account status and make every effort to bring their assessment fees up to date.

With more assessment fees received, we are improving our infrastructure with generators at the office, laundry room and café. Now when the power goes out, the café staff will not have to scramble to get extension cords and small generators started to protect the food in the freezers and refrigerators. Our new generators will automatically turn on and our businesses can remain open.



Yesterday at the workshop we discussed buying new to us road equipment and planning a new bathhouse with water saving fixtures, a common area around the pool and a long-term goal of having a separate laundry facility for property owners.

Our commitment to water conservation and preserving our natural resources for future generations is another focus. Yesterday we discussed water conservation around the lodge and the continued work toward bringing the Cabin Well online. Today the board will discuss and vote upon the next steps for required chemical testing and documentation for TCEQ. Bringing this well online may reduce the demand on the Smith well and help resolve our water concerns for the future.

Clear and transparent communication is vital to the success of any board. Throughout the year, we have endeavored to keep residents informed of important developments, upcoming events and changes to POATRI policies. Whether through newsletters, emails, or community forums, we have strived to ensure everyone is kept well informed and empowered to participate in the decision-making process.

We have 9 property owners that have submitted their applications to become directors. I'm encouraged to see property owners running for the board and volunteering their time to become more involved with POATRI. I'm excited to work with these new directors in 2024.

As we look ahead to this year, there are undoubtedly new challenges and opportunities on the horizon. By building upon the successes of the past year and remaining united in our vision for a vibrant and thriving community, I am confident that we will continue to achieve great things together.

In closing, I would like to extend my thanks to each and every director, committee members, John and the staff of the Ranch, for your contributions, dedication, and support throughout the year. It is your collective efforts that make our community such a wonderful place to call home.

Respectfully submitted,
Brad Anthenat, President-POATRI

Manager's Report by John Sellers

2023 was a great year overall for POATRI and Terlingua Ranch. Thanks to the work of Hayley DeArman and Debbie McLarty, we have made excellent progress in bringing our financial records and property owner assessments up to date. I am fortunate to have a skilled and dedicated staff serving our members and guests. 11 of these are workcampers, while all of our permanent staff are property owners. These staff members should carry us through the busy season and our smaller core staff be able to work through the summer.

Having a full staff has allowed us to complete several work projects around the grounds, and to keep the Bad Rabbit Café open full hours, seven days a week. In addition, the Bunkhouse has been open for special events and the college and NFL football seasons.

Amy Law is completing her service as housekeeping manager, with Sarah Holt taking her place the first week of February. We will have a new front desk staff person beginning in mid-



February and I hope to be able to extend our office hours during our busy season, March through May.

Maintenance and building projects underway include the rehabilitation of the pool, construction of the Cabin Well and Three Mile Well well-houses, completion of the rehab of the dry storage building, the certification of the Cabin Well for potable water, bids on the Smith Well upgrade, installation of backup generating systems, repair of the trusses and beams in the café, continued work on the corrals, and various smaller projects around the campus. We have completed the renovation of cabins 57 and 58, removal of carpet and installation of tile in cabins 51-54, renovation of the deer locker, the exterior of the hooch, the remodeling of the bathhouse, construction of 12 picnic tables for our camping areas, cleaning and layout of 16 lower primitive and 7 upper primitive campsites, and numerous small projects.

Property owner assessment payments increased dramatically in 2023 due to the diligence and professionalism of Hayley DeArman, our Property Owner Services Manager. We are also updating ownership records that are many years behind. I am optimistic that assessment revenue in 2024 can be as good or better than 2023.

In terms of operational income, the first half of the year was a significant decrease from 2022. However, we made up most of that deficit in the last six months, and the café saw total sales for the year increase by almost 12%. I look forward to continued growth in 2024.

Our two road crews have made excellent progress in upgrading the condition of roads throughout the ranch and keeping up with our property-owner road requests. Lance Jarratt will be undertaking projects on Brewster Road and Cedar Springs Road beginning on February 5. Heavy equipment is near the top of the list for future capital investment.

I hope to supplement front desk coverage during March and April and hopefully extend our office hours to at least 7:00 PM daily. I have an additional person starting February 15 who will help with that aspect, and then allow one of our present front desk staff to shift to other responsibilities once the busy season is over.

There is a great deal of work to be done in all phases of Terlingua Ranch's operation. Our 2024 budget represents a conservative, attainable approach to both revenue and expenses, and is one more step towards a secure and sustainable future for POATRI and Terlingua Ranch.

Respectfully submitted,
John Sellers, Ranch Manager.

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

First off, thank you to the office staff and members of the Budget and Finance Committee for the great work throughout 2023. There was quite a bit of extra work connected to the assessment collection program; thank you Hayley, Debbie, and John.

It was an extremely successful year in regard to income generation. For the first time as I could tell, and I went back over 10 years, total income was over \$2 million at \$2,107,869. This was



almost evenly split between supplemental income (café and lodge) at \$1,018,952 and assessment collection at \$1,061,941. This is truly a high-water mark for assessment collection with a \$367,000 increase over 2022. This was achieved through our assessment collection program to collect past years assessments.

The collection of this level of assessment has allowed for wise spending for the maintenance and improvement of POATRI properties and assets. The committees and task forces were able to plan and execute on many projects throughout 2023 and planning for more projects for the benefit of property owners and guests into 2024 and beyond.

Café income was up in 2023 to \$319K while costs of goods sold were actually down by \$16k to roughly \$115k. This can be attributed to many things such as increased hours at the café and better inventory controls and management. Thank you to Pam and all the members of the café staff, front and back of house, for your work.

Lodging income actually saw a decrease in 2023 by roughly \$93,000 finishing 2023 at \$634,482. Work and planning are looking to make a significant improvement in this area of operations.

Higher income through assessments and supplemental sales did not significantly increase expenses across operations. Total expenses in 2023 were only \$70k higher than 2022 and finished the year at \$1,549,007. This resulted in a total income for 2023 of \$443,897.

The Budget and Finance Committee has approved a budget for 2024 that was presented to the Board of Directors. Thank you to John Sellers, Ed Marcato, and BFC member Donnie Garrett for your work over the past six months preparing this budget. Thank you to all members of the BFC for your input and ideas as we talked through it. The proposed budget for 2024 does have a higher assessment collection rate than all previous budgets. This is anticipating continued participation from those members who brought their accounts into good standing and the continued use of the collection program for past due accounts. This collection rate provides the best planning mechanism for the POATRI organization to plan for operational expenses and allow for the capital improvements needed to ensure the resources are available for all property owners to use and enjoy for years to come.

I want to finish off by saying thank you to all members who consistently pay your assessments and participate. Thank you to all those who have paid, and I hope you continue to pay going forward as you see your funds are being well spent for the benefit of all property owners of Terlingua Ranch. Talk to your neighbors and encourage them to participate in the assessment program to continue to increase the benefits to all property owners. Lastly, invite your friends and family to stay at our lodge to experience the same joy you get by living and visiting here as well. Thank you.

Respectfully Submitted,
Adam Daley, Treasurer

Committee Reports



Road Maintenance Committee Report by Barbara Levedahl

Road Committee was started as a result of a few members outlining the unstable status of their road. There was no longer an active Road Committee, so we asked to form one and upon becoming President of the BOD Brad Anthenat restarted the Committee. Several of our roads are in serious need of rebuilding and repair. At this time POATRI does not possess the right equipment to facilitate all the rebuilding and repairs needed. So, we began by contacting the various road works companies within a reasonable radius of Terlingua.

We set up appointments with 3 companies though only 2 followed through with visits. These visits were attended by several Property Owners, Board and Committee Members looking at roads brought to our attention. It was decided to concentrate on an area where roads are reasonably close to each other so that any contractor we hired would not be spending billable hours travelling from one end of the ranch to the other.

Lance Jarratt of Jarratt Dirtworks was hired to begin early February 2024 to work on rebuilding the severely eroded part of Brewster Road and a dangerous condition existing on Cedar Springs Road about 2 miles in from Terlingua Ranch Road.

There has been a lot of research to find road base. A Road Crew member made John aware of a site, a property owner on the difficult part of Brewster Road has road base we can use at the spot that needs rebuilding. Terry Harris contacted Marbert Moore, who is on the road committee, and I joined him to look at Mr. Harris' property and determined the material is good. Mr. Harris also has a screen on site.

This year, 2024, the committee intends to look at different parts of the ranch within POATRI boundaries, work with the road crew to determine if there are any roads needing rebuilding and repairs beyond the scope of our equipment or could be done by our road crew if the dump truck was repaired and determine what other equipment they would need. Our Dump Truck is still out of commission but should be working again soon making it easier for our crew to perform some of the needed repairs.

Respectfully submitted,
Barbara Levedahl, Road Maintenance Committee Chairperson

Water Committee Report by Larry Sunderland

The overarching message I want to convey, in this report, is we have identified what our challenges are to reaching water security, and we have squeezed all the benefit possibles out of improved system management and yet we have an aging system, and we are one mechanical failure away from disaster. It is in the hands of the Board of Directors to approve significant funding for at least three projects-the Smith Well Disinfectant System, the Chlorinator at the storage well on the hill, and the Cabin Well permitting project.

The Cabin Well 36 Hour pump test is complete, and we have passed the bacteriological raw water sampling test. Now we need to do the chemical testing and finalize the permit application.



The Smith Well, the Chlorinator, and the Cabin Well projects have all been sent out for bids and to date we have had one response. We are seeking more from qualified contractors. Today we will be approving the next phase of chemical testing and the permitting of the Cabin Well. Monies were previously approved for well pads and housing for the Cabin Well and the Smith Well. We have the metal buildings in hand, and we are preparing to pour the slabs to meet current regulatory specifications.

In 2023 we spent \$16,711.01 on the water system. Professional fees accounted for \$3969.32, supplies and equipment expense was \$2246.19, repairs and maintenance were \$2246.19, the remainder was miscellaneous fees and bank charges. The Water Reserve Fund, which sets aside funds from cabin rentals, currently has \$74K. We have only used about \$3500 of the fund since its formation 21/2 years ago.

Our very capable staff are managing these projects, and it gives the Water Committee the opportunity to focus on forward planning and property owner outreach and personal water security education. The Water Committee has prepared a rough draft of a Water Management Plan that will continue to be fleshed out with the board, and operations, and it will be presented to property owners for their input and then it will be integrated into the larger strategic plan.

Jim Spofford and I attended the Water in the Desert Conference held in Alpine on January 18th of this year. Represented were State Legislators, all members of the legislative Water Caucus, state agencies, non-governmental agencies, nonprofits, and ranchers all sharing their challenges and their efforts to insure adequate water resources for the needs of this region. There is a lot of earnest effort, and it is inspiring and motivating.

Most exciting is I met Rush Warren, a property owner, serving on the board of the Brewster County Groundwater Conservation District. He was asked to serve by County Judge Greg Henington, specifically to represent the interests of South County. He hopes, as I do, that we strengthen our ties to other south county stakeholders and in unity represent our common interests and carry that voice to Alpine. The Water Committee will work on having a question-and-answer session for property owners with Rush and other members of the Conservation District in the near future. Stay tuned.

Respectfully Submitted

Larry Sunderland, Vice President, Water Committee Chairman

Communications Committee Report by Bill Vogl

The Committee consists of Hayley and myself. Hayley produced the quarterly newsletter, as she always does, and we got that emailed out to our property owners. No other activities.

Respectfully submitted,

Bill Vogl, Communication Committee Co-chair



Old Business and Property Owner Communication

Brad: we are going to talk about the 2024 budget. There are copies of the budget in the back on the counter.

How the property owner communication will work, we are going to discuss the business at hand, and then the property owners can give their input on that before we vote.

John: Our budget planning process looks at multiple prior years of data, and when the budget report was done, several columns of prior year data were deleted and this caused several of the cells to have the term "ref". The spreadsheet changed so some of the calculated fields no longer have numbers in them. However the totals are all correct, and the Net Ordinary Income has a "ref", and this is the important number, and it is \$140,000. I wanted people to be aware of what that line item was.

Brad: For those that don't know, the Workshop on Friday is at 1 in the afternoon. We don't go through the agenda line item by line item, but we discuss many of the items that we vote on. You may find it shocking that we don't have a lot of discussion on an item but that's because we had a lengthy discussion on this of about an hour and a half, an hour and forty five minutes, yesterday. I am going to let Adam give a discussion of the 2024 budget, and at that time we will let any property owner, or board directors that have any questions speak, and then we will vote on it.

Adam:

If you look you can see the assessments revenue is very high at \$923,000, and this is higher than we have ever budgeted before as far back as I can see. And we went this way because of the assessment collection program. Our hope is that many of those members that have their accounts in good standing will continue to keep their accounts in good standing going forward. Also the continued use of our collection program for those individuals that may slide back into that program will remind them of their obligation. Responsibility to the Ranch. We are projecting a 65% collection rate.

John: the number is assuming 3000 accounts. We went from about 2450 paying the current year assessment in the year it was due in 2022 to 2750 in 2023, so we gained 300. We have another 110 accounts that are on payment plans. We have a set of people who have deeded property back and we're going to hopefully be able to have some options like we had in the past. It assumes a total of 3000 which would involve the assessments collections efforts, only gaining about 76 or 80 accounts this year in 2024. It's about a hundred thousand dollars less than we brought in last year but does assume continued progress on getting people engaged in this year's assessments in 2024.

Adam: Thank you for that explanation, John. And then looking at our Cabin income number, which is a driver for us, and John highlighted a lot of this in his report, \$625,000, and \$55,000 from our RV & Campground income. The first part of last year we see our numbers were lower than 2022, but then as John mentioned, going forward there was significant work in fixing our booking system, making sure we are putting ourselves out there and taking a significant increase



in bookings, and continuing that trend and the work that he and the team has done to continue our income generation from our cabins and RV Campground.

And, looking at our Café, producing more income at \$360,000, we saw higher numbers in 2023 and that was after increase in hours and other things that we are doing to drive sales. And now keeping the hours throughout the year will lift or draw some sales. So that is where we are able to attain that number.

We are looking for a total income in 2024 of \$2,081,070.

Now, looking at our expenses, trying to keep expenses in line, a lot of the committees talked about the different things that we are going to be spending money on, maintenance requirements, other items that we are looking at to increase our budget for capital expenditure to fix the items that we want and need as property owners. So we're looking at some of those expenses that are incorporated in there along with our capital improvement budget.

Like most organizations our largest expense is going to be our salary and wages at \$975,000 and our Payroll Taxes at \$82,000, so over one million dollars of our expenses is coming from that.

Looking through our utilities, we've estimated that at around \$82,000. Insurance fees are \$116,000, and I know John is going to be looking at that and one of his projects this year is to review our insurance policies for all the items we are responsible for here on the Ranch which is pretty significant. Hopefully they will be able to decrease that expense.

We did increase our legal fees expense to \$100,000. That is connected with our collection program, and other items going on at the Ranch, putting those items into our budget so it is not a sticker shock later.

Heavy equipment expenses at \$64,000. I want to make sure we are maintaining and doing a great job as the road crew has done a fantastic job this year. Working on our equipment getting our equipment running and as John was sharing yesterday, one of the items in here is a budget item to get the dump truck up and running and working. And that item has been budgeted for this year as well to get that back on the road. And, helping our road crew do more fantastic work as they have doing throughout all of 2023.

As you look through these other items, Supplies and Equipment is \$72,000, Other Repairs and Maintenance is \$22,500, and then our Office and Administration costs at \$86,000. One of the items that we looked at and have discussed on that is our Newsletter budget. There was a lot of discussion yesterday as to why the budget is where it is, and a few years ago we decided to move away from the paper copy of the Newsletter and go to an electronic copy. So we are going to be moving forward with that. However, if you prefer to get a paper copy you still will have that option. Looking at the budget – as more people choose to go for the electronic copy, we will be able to decrease that budget. But once again you still will have the option to receive a paper copy.

So we see our total expenses at \$1,797,684, and a Net Income of \$140,000 for 2024.



Brad: Thank you, Adam. I'd also like to thank, and Adam mentioned this earlier in his report and I think it is worth repeating, from the BFC, John, Donny, and Ed who have been working on this budget since July of 2023. I really do applaud your efforts in trying to get the best budget you can for us to vote on. I am going to make a motion that we accept the 2024 budget as presented. We make the motion, then we'll have the discussion. If any board members would like to have a discussion, let's have that first, and then we'll allow any property owners that want to add their discussion to this. Are there any Directors that want to question or comment on the 2024 budget?

Larry: I am looking at expense category, 6114, Water System, \$2,000. Explain that to me.

Adam: This is the P&L budget, so this does not include capital expenditures. Larry asked what is in this \$2,000 budget? John answered: last year's expenses were \$1900. Most of that is going to be supplies and minor repairs for daily operation of the water system. It is not related to any of our projects surrounding our water system. Larry: Thank you.

Brad: any other Directors? Any property owners that would like to add their input before we vote?

Bonnie Hill: I was adding up some of these numbers for Professional Services and they are not coming out the same as you. John, Adam, Brad and Jim explained that Professional fees include Accounting for \$20,000, which then adds up to the correct total of \$135,000.

Shaun Dunn: First point is a 7% net profit is really good business. Another item: is \$240,000 for past due assessments? I'm curious as to what percent of the past due we are projecting to collect? Do these numbers represent everything that is past due for 2020 and 2021? Adam responded saying these numbers do not represent all of the past due. We have, based our past due collection budget, several items – payment plans, letters that we are sending out, and other work that is in the process. It is a much smaller number than what we are able to attain from our legal work. We've gotten a huge percentage already or a big chunk of that from the collection program, but it is the additional letters, the follow-up that we are sending. This is actually a conservative number for past due collections. John added – it is a single digit percentage of past due amounts. The amount of seriously past due is going to be between two and half and three million dollars. A lot of that is associated with estates where family has no idea they own property here, neither we, nor the county, has contact information and we're starting research on those accounts where we have had no contact in decades. About 13 years ago the Board approved an amnesty program for when land changes hands at arm's length, then 60% of the balance due is forgiven, so they pay only 40%. We will collect significantly less than half of those long past due fees. Hopefully the number projected in the budget is conservative, you never know what future economic conditions are going to be like. There are certain things that are going to be unpredictable. That should be an attainable amount, but it is less than 10% of those past due accounts. Shaun added - I doubt 0% of that will be collected, but say it was, there could be a short fall which isn't troubling because of your tax position. I am wondering if it is published anywhere, an option to produce a Balance Sheet? Adam responded saying the Balance Sheet will be posted to the website and you will see all the funds and reserve accounts that we have. John added that the financials for this year will be posted after this meeting.



Linda asked if all of this money comes in, and this is wonderful, can we budget for microphones?

Brad: Thank you Linda, appreciate the input. It's funny you mention that because yesterday we did say we needed a new PA system. Any other input on the 2024 Budget?

If there is no other input, then Ed I think it is time for us to hold a vote. Jim Spofford had seconded the motion. A vote was taken and the budget passed unanimously. The Resolution is included with these Minutes.

New Business

Brad: Now we are going to move on to the New Business. We will start with the Capital Expenditures we talked about yesterday. What we are going to discuss here is:

- The Board would authorize the Manager to spend up to \$25,000 on a used truck for the Manager to use for Operations.
- The Board would authorize the Manager to spend up to \$12,000 on a side-by-side golf cart or other utility vehicle for Operations here at Terlingua Ranch Lodge.
- The Board would authorize the Manager to spend up to \$5,000 for chemical testing, and documentation to be submitted to TCEQ for the Cabin Well.

I would like to make a motion for the Board to approve that. Adam seconds.

Directors – do you have any questions, comments, or concerns about this motion?

Bill Vogl: John mentioned yesterday, and I think it is good to repeat for the property owners that are here, now that we have some funds, regarding vehicles and things like that, that we need to get in the habit of replacing the older vehicles and then bringing on the new. I know in the past we had discussed bringing on 7 new vehicles at once, which was a tough conversation, but just so we don't get back there, if John you were suggesting that we may every year or two, be replacing vehicles, and that will set us up for success going forward.

Brad: now I'd like to open it up for the property owners. Do the property owners have any input, discussion, on that? No input, and no discussion online.

A vote was held, and the motion passed unanimously. The Resolution is included with these Minutes.

Brad: the next item we did not talk about yesterday, and I was remiss in not bringing this up and discussing it. But when we talk about the 2024 budget, we are also supposed to talk about putting money into the Reserve and Contingency funds. We are not required to put any amount in, we are just required to look at this and determine if we should do it. I don't know if there is a minimum that those funds have to be at, but Ed, do you know those numbers? Ed: the Capital Reserve fund minimum is \$150,000, and the Contingency fund minimum is \$200,000, the current balance is \$164,000 in the Capital Reserve fund, and \$225,000 in the Contingency fund.

Brad: we have met those minimums, so we don't have to put money into the funds, but I think given the fact that we do have some money, I think we should. I'd like to start the discussion; we need to pick a percentage or an amount that we're going to put into each of these funds.



Historically it has been anywhere from – Ed: \$8-10,000, or \$5,000 per account per year. Because we have some money, I am leaning to put a little bit more into the accounts. Now would be a good time to have a discussion. We will start with the Directors and open it to the property owners.

Jim: I think it would be good, especially with the new Directors coming on board, to discuss how each of those funds work – what we are putting that additional money in for.

Adam: I can do that I have each of the Policies pulled up. Adam then read the description of Contingency fund and Capital Reserve fund.

Larry asked how long it has been since we used the Reserve funds. Ed replied it has been 6 or 7 years. We have only used the funds twice. The funds were established in 2008. The requirements for the funds are that there should be an emergency, and we have to have a payback plan for the amount borrowed. When you put money into the funds you lock that money up and it is not available for Operations. Adam added that as long as we maintain the minimum, we can use the funds as it states - the Capital Reserve fund may be used for capital asset replacement, and we are required to only repay to bring the fund up to the minimum.

Barbara stated if you suddenly needed some money for the water project, and if it's an emergency with TCEQ, we can borrow from the fund, and we don't have to replace it to the minimum that year, or not? According to the definition, that is correct. If we borrow, we have to immediately create a plan to pay it back.

Brad: We now understand what they are for and how they work. The question again is how much do we put into those funds.

John: my perspective as Manager may diverge from some of those other individual perspectives, but the CPI adjustment we made based on 2023 CPI regional calculations was 4.17%, and 4.17% times \$250,000 is \$10,425. In keeping with what our historic emergency needs might be at some point, I don't think it's a bad thing to have a little bit more in those accounts, and I don't think it's bad to have to have a situation such as a catastrophic failure of a piece of heavy equipment that is necessary for our road crew before we dig into those funds. And I don't think it's bad that we have a strategy for recapitalizing those funds at the time that they are used. As a basic principle of non-profit management, which many of our property owners don't realize or remember, POATRI is a non-profit organization. We are not a charity, but we are still under section 501c4 of the IRS code. My goal as a manager is that we never dip below, at the low ebb of our annual cash flow, 6 months of general operating expenses. So that is a million dollars for us at the present time. We have an amount of free-board in our current cash position, for the next couple of months we'll be good. But during the summer I am committed to make sure we do not fall below a million dollars in the bank. The Contingency and Reserve funds with the Water fund, in the aggregate of about \$350,000, are part of us helping meet that minimum cash on hand should we need it. We don't have a crystal ball, nobody knows what was going to happen in March of 2020 when it looked like the government was looking like it was going to shut down on September 30th. And about 10 days before the Park announced that at midnight on September 30th they were going to lock the gates. We lost about \$20,000 of Cabin revenue, so



that when congress reached an 11th hour agreement, nobody was going to make a reservation for October 7th. We lost that money through no fault of our own. All other responsible planning could not have allowed for that. But with COVID we saw a number 10 times that great. And so we don't know what is going to happen with the election or other events. So having those Reserve funds, and making a responsible contribution, I'm strongly in favor of. Because if we have to have the money the Board always has the discretion of meeting that need and developing a strategy going forward in response to that.

Brad: 5% of that (\$440K) would be \$22,000, \$11,000 per account. Just to round it out, 2% gets us closer to \$10,000, what do you think about splitting \$15,000, \$7,500 for each account?

Adam: I would like to add more than \$15,000. 5% of the balances in the accounts now would be \$19,442, so I would be happy with closer to \$20,000. We have the funds to put into the rainy-day fund. You never know what might happen tomorrow. I'd rather have more money in the bank just in case than not. So, I would be happier with closer to 5% of current balances which would be \$20,000.

Brad: Adam is closer to \$20,000. Looks like Bill agrees. Does anybody disagree significantly, or have a concern with that being too much or too little? No objections were stated. Brad asked Ed to write up a Resolution, which will put \$10,000 into the Capital Reserve and into the Contingency fund. Brad made the motion. Bill seconded. Any other Board discussion before we open it up to the property owners? Any property owners would like to provide their input to this?

Sandy Livingston asked – if this contingency fund is there, why wasn't the dump truck fixed with these funds and then repaid? John explained the issues were with getting repair personnel and other logistical problems and not with funding. We have the funding, but have not found personnel that can fix the dump truck.

Shaun Dunn asked if it required Board approval to use funds from these accounts? Answer Yes.. A second question was are these funds held in interest bearing accounts? John answered that we are not making the best use of our property owners' funds and that will change. It will take a Resolution at the next Board meeting. Shaun made the point that with inflation that is purchasing power that we are losing every year.

Brad: any other comments? Very good discussion. We have the motion and a second. Ed hold the vote.

The Resolution to put \$10,000 into each of the funds passed unanimously. The Resolution is included with these Minutes.

Brad: John asked us to make some changes in the Employee Handbook regarding how vacation time is accrued for employees, and also he wants the ability to keep the office open with longer hours if he wants to. Brad made the motion to accept the changes as we discussed yesterday. Larry seconded. Ed read the Resolution with the changes to the Employee Handbook. Note: John was shown where in the P&P the Manager has full authority to set and adjust the hours of



operation for the office. It was further noted that current employees would be grandfathered in under the current vacation system.

There was no Board input for discussion and no property owner input for discussion. A vote was held, and the Resolution passed unanimously. The Resolution is included with these Minutes.

Brad: we have one last New Business item. We will not be voting as we are not presenting a Resolution for this, but we had about an hour's discussion on what is our master plan for the new bathhouse.

Background information:

- We discussed the different needs for a bathhouse.
- If we did build a new bathhouse what would the process be? How would it fit in the master plan for everything at Terlingua Ranch and Terlingua Ranch Lodge?
- At the October meeting we came up with a committee that's been working on this comprised of myself, John, Brad, Barbara, and Shaun Dunn.
- We took this on to look at as many options and we could, what would be the benefits of this, and may be why we should do it right now.

Some of the questions we came up with were:

- What is the overall look and aesthetic of Terlingua Ranch Lodge.
- Are we going to make this out of wood, rock, cinder block, stucco, those kinds of things.
- Whatever we decide to build the bathhouse out of, it should fit into our general aesthetic and what we have.
- Not only that but how we will build into the future into new buildings, whether they be cabins or whatever.

What are some of the advantages to a new bathhouse?

- The current bathhouse is outdated and needs repairs every two years.
- The old bathhouse is not ADA compliant, so if we build a new one, we can certainly make sure that some or all of the stalls are ADA compliant.
- We would build it with water-saving showers and toilets. Rainwater from the roof to be used on trees and toilets.
- One of the benefits would be to turn the old bathhouse into a property owners' laundry. Property owners would not have to wait to use the current laundry facility in the mornings.
- The current laundry facility could be renovated into a more modern laundry facility for housekeeping only. Some of the advantages for that would be more storage for our housekeepers, and our housekeepers could use the washer and dryer machines whenever needed and not have to schedule mornings only. This potentially could open up easier scheduling for John and his employees.



- If we do install a new bathhouse, we are allowed so many water connections per TCEQ, so if we add a new bathhouse building, we will have to remove one somewhere. And it would probably be these lower RV sites.
- And another advantage of the that is we could either build cabins that don't have bathrooms in them next to the bathhouse.
- And we've even started looking at some options like glamping wagons or maybe some glamping features that again fit into Terlingua Ranch's aesthetic but maybe increase some revenue for us in that regard.

Some of the decisions we are working toward making as we go forward are,

- How many showers would this new bathhouse have,
- How many toilets would it have,
- Would they be in the same stalls or separate.
- At that point they could be unisex stalls with individual outside doors, so it doesn't matter if it's a man or women using them.

Some of the other questions we came up with:

- Would we make the showers be pay showers.
- And if we go that route would we use tokens or quarters.

Where this bathhouse would go would be between the bathhouse and the bunkhouse. That would give us the opportunity to possibly put a fence between and give access to the pool through the bunkhouse. Some of the advantages would be:

- We could sell drinks, concessions, whatever it may be.
- Also, the employee working here would then be verifying that the people using the pool are property owners, and/or are people who are paying to use the pool for that day.
- If we did not have an employee here that day, there would still be access to the pool with a key card, a gate card, or something like that.
- Additional fencing to secure the area.
- Big enough gates to allow access to come through. We do have a propane tank back there so that would need to be filled by the propane truck. Also allowing equipment access for the pool.

Another thought about this is, if we have the building here, this parking lot becomes a commons area, and the advantage of that would be families could bring picnic items. We turn this into more of a shaded area, get some trees growing here with the rainwater that we're collecting, make it a real nice area for families to use, have barbeques and that kind of stuff.

Without getting too far into this, we spent quite a bit of time looking into this. We've received two quotes for a building that would include six individual stalls. Each of those stalls would have a toilet and shower, and a concrete slab. We are looking at various methods, I think this one was cinderblock, ICF, several methods with which to build. In general, we have received



two quotes that came at \$75-80,000 to build that bathhouse. We presented this yesterday to the Board, we had a pretty good discussion. The Board and property owners that were here yesterday felt we are heading in the right direction. As John pointed out, some of the next steps are to get additional input from property owners, and just keep working this project through. There is not going to be a Resolution for this, but if any Board members or property owners would like to provide us with some input at this point, we would certainly like to hear it.

Larry: the next step is to build a spec list, something we can send out for proper bidding. Because, when I did a takeoff on that building, it was 6 showers, all ADA, cinderblock, and the material cost was nearly \$80,000. I find that amazing that anybody can build that, materials, labor, profit, for less than that. We need to have a very serious spec sheet. For me, it's like it's going to be more like \$150-200,000, would be my guess if we bid it out complete. If we do some of the work ourselves, we can probably knock some of that out. That's really why I did that exercise, so that when you look at something like that, I just see somebody bidding \$70,000 and then getting halfway through the project and then we're (in trouble). That's why we need a very good set of specs.

Brad: good input Larry, and I was surprised at the bids. These are local contractors that looked at what you provided us, and I do agree that it seems low, and we'll do exactly what you said. Larry said he would help with that. That was to give us a ballpark. I really feel like if this is a marathon, and it's 26 miles, we are in the first quarter mile. I feel it's good that we started but we have a long way to go. So I am taking those numbers with a grain of salt until we get others.

Shaun Dunn: I second what Larry said, what we talked about yesterday, you need a scope of work before we can sort that out. Thinking about showers and whether they are free or use quarters, I recommend that we consider using solutions like an NFC card. Dave mentioned that they use that at their property owner's association.

Brad: Thank you Shaun. I went home last night and looked up NFC cards. It is really interesting, and I actually contacted a company last night to get more information. So I'm glad you pointed that out yesterday, that was really interesting information. Shaun then explained how a Near Field Communications card works. Brad added – I looked at a quick demonstration and the thing that I liked about it was its ease of use, because my concern is whatever we ask Operations to implement, better be easy, not hard, and be cost effective.

Brad: any other questions about the bathhouse project and how it fits in? Jim added regarding online attendees, to put in the record, regarding the \$10,000 that we are putting in each one of the (Reserve) funds, Chris, who was online but has dropped off, asked does this mean the property owner fee goes up once again? I am asking for many reasons. I am a long standing, full timer. Jim responded, after Chris dropped off, that this is a separate matter. The assessment fee is decided each year at the October meeting, and the \$20,000 will not affect the assessment increase decision.



Brad asked what Chirs' full name was. Jim replied – Chris Tschacher. Brad explained – we should explain for Chris and for everyone - when we do the increases in October, it is based on the CPI. It is based on inflation and nothing else. That is the only metric that it is affected by.

Bonnie Hill commented: I was on that committee, and the amount was supposed to be the most that we would raise the property owner fee. It did not have to be that much. Brad added, I think that the way it is written, at least the way we interpret it, is that is how much we have to raise it. Ed added that is correct, but it also says that the Board has the authority to make the annual charge less. Yes we have to calculate the increase at the CPI rate, but the Board can choose to bill less. If I may add, by always increasing by the CPI, we stay current with inflation. We can reduce the payment but not the CPI percentage. If we reduce the percentage, we start slipping behind inflation permanently, and that affects every year in the future going forward. So that is why it is written like that.

Brad: before we move on to the election, does anyone have any input on anything. It doesn't have to be on a Resolution, just on anything before we move on to the election results.

Linda Shank: Asked of the Auditors reviewed financial reports can be posted on POATRI.org. That has been done in the past, but it has not been done since about 2017, or 2018. I understand that is because the audits have gotten behind, but that information should be available to the property owners. Audited financials should be posted on poatri.org. Thank you. Adam said they will be upgraded.

Property Owner Input

Brad: I will run through the sign-up list, if you have not had a chance to talk,

Dave Johnson – no comment

Kevin Urbanczyk – I spoke earlier

Eugene Bible – no comment

Mary Deal – no comment

Linda Shank – no further comment

Marilyn Anthenat – no comment

Shaun Dunn - I wanted to know the progress on the generator project. John provided an update on the schedule and work will begin on Tuesday, three days from now. The building next to the Café has been rewired, and Rio Grande Electric has to come out also, and they are operating on Terlingua time. Over the next month or so they will be able to make the transition. We have several projects that are running together, but Hunter should begin the installation next Tuesday. Barbara mentioned on the road project that Lance Jarratt will be out here to start on February 5th. The pool project will be wrapping up over the next 30 days and we will start filling it for the spring break season. We've really got a lot of great projects going on. Part of the electrical project will include the installation of two electric vehicle charging stations that we have on hand. There is a lot of deferred maintenance that we have been able to fund out of Operations that a little better strategic planning will help us avoid the backlog and catching up that we have been trying to do recently.



Mary Deal: My husband and I have enjoyed being part of the Ranch. We are actually out in Terlingua, one of those exempt properties, but we pay our dues and makes us feel we are really part of Terlingua Ranch. We are here for three days, two nights, with a space for our RV. It gave us a chance to really watch what people were doing, they are really busy, we visited the Café and we told people how pleasant that was while on our 36th vacation. We enjoyed it, it was a lot of fun, we know how much everybody was contributing.

Anna Marie: I know you discussed yesterday the main three things and I agreed with all of them, that they are important. But it is exciting to hear the changes for the bathhouse, for the laundry, and then starting to look at water catchment. I just want to thank the Board for that. Brad responded – the water catchment and the water projects are ongoing and sort of part of that. I forgot to mention during the bathhouse discussion, anything we build in the future will have rainwater collection and catchment. In conjunction with that Larry and the water committee are looking at putting rainwater catchment on the RV shade structures.

That concludes the property owner input. Thank you everybody for your time.

Board Member Elections

Election Results

Brad: before I invite Ken up to present the election results, I want to thank Bill, Ed, and Jim for your last three years of service to the Board.

Ken will give us the results of the election, and then we will take a short 10 minute recess to get all the paperwork signed, and then we will sit back down and elect the officers for 2024.

This is Ken Durham, everybody, he is our independent vote counter.

Ken Durham introduced himself and stated he and his associates have been doing this for about 6 years. Thank you for your trust in us and the work we are doing. Ken explained the process, independently counting the votes, ensuring accuracy and confidentiality, passing on the votes to the Board, and the Board passes a Resolution to accept. There are 5 vacancies, nine candidates, and for the first time since I've been here there are five successful candidates, and all position can be filled. Ken then presented the results of the election as follows. As a reminder to be elected you need 50% plus 1 votes from the valid ballots. The successful candidates had to have at least 221 votes.

Property Owners in good standing:	3106
Total Ballots Received	461
Valid ballots	439
Part of quorum	326
Not part of quorum	113
Invalid ballots	22



Candidates:

The candidate vote count is as follows:

Larry Drgac	325
Jim Spofford	311
Marbert Moore	301
Trent Edward	278
Antonio Guerrero	232
Dave Johnson	182
George Sandy Langston	138
Shaun Dunn	136
Michael Colosi	37

No automatic recount is required.

The following candidates were seated:

Jim Spofford, Marbert Moore, Trent Edwards. Those Board members not present, to be seated at a later date are, Larry Drgac, Antonio Guerrero.

The last thing that Ken added was that the property owners could have a property owner meeting if they want as the vote count met the requirement for a quorum. The property owners did not elect to have a meeting.

Brad made a motion to accept the results of the election, Larry seconded, there was no discussion, the vote was unanimous to accept the results of the election. The Resolution with the Independent Vote Counter's report is included with these Minutes. Ken then departed the meeting.

Brad announced a ten-minute recess. Brad then added that Larry, Jim and Marbert received the most votes, so they will fill the three-year positions that are open. Trent had the next number of votes, so he will fill the two-year position vacated by Richard. Antonio will fill the one-year position that has been open for the past two years.

Brad announced a short break, we'll get everybody signed and then meet.

John stated: Before everybody leaves, I just want to say thank you to all the officers who have served, our Board members who have served on committees and task forces, but also all of the property owners who volunteered, and whether you are here virtually or in person, thank you. And then for the people who ran and were not elected. Everything we do for the Ranch and the property owners depends on the commitment, involvement, and input of our property owners. So thanks so much to every one of you and not just the Board members going off for the years of service they put in, but for each one of you for being here and involved, for your commitment. So thank you very much.

Brad adjourned the meeting at 11:48, for the break.



During the break, all present Board members signed the Code of Conduct and the Indemnity Agreement. There was a discussion of the Banks signature process. Larry distributed the Director's Notebook flash drives.

Brad reconvened the meeting with new Board Members at 12:14. We are going to elect officers. But to clarify, if a director is not here, I spoke to our attorney about this, what they are is elected to the Board, but because they have not signed all the paperwork, they technically cannot be involved with any Board level activity until they sign that paperwork. Once they sign that paperwork, then they can be involved in Board activities, and they can vote on Board decisions. So right now we have 7 Board members seated with 2 pending.

Now we need to elect 4 officers.

For President, Barbara nominated Brad, Adam seconded.

Larry nominated Jim; Trent seconded.

The vote was 4 to 3 in favor of Brad. Brad is President.

Brad nominated Adam for Vice President; Barbara seconded.

There were no other nominations.

Adam was elected Vice President.

Brad nominated Marbert for Treasurer; Barbara seconded.

There were no other nominations.

Marbert was elected Treasurer.

Brad nominated Barbara for Secretary; Adam seconded.

There were no other nominations for Secretary.

Barbara was elected Secretary.

That concludes the election of officers for 2024. After this meeting we will have a new Directors executive session to go over lawsuits and stuff that we are involved in and some orientation.

Larry's got the Director's Notebook which he has already given to you, but he can explain in a little more detail, if we have time, what that is.

Other Business:

The following Board Members, who are also Board Officers, and the Ranch Manager are authorized as signers on the following POATRI West Texas National Bank Accounts and have access to the POATRI Safety Deposit Box at WTNB in Alpine, TX:

Brad Anthenat	President
Aam Daley	Vice President
Barbara Levedahl	Secretary
Marbert Moore	Treasurer
John Sellers	Ranch Manager

For the following accounts:

Operating Account #	9239
Deposit Account #	0618
Payroll Account #	2161



Contingency Fund Account # 0290

The Board Officers listed above are authorized as signers on the Fort Davis Savings Bank Capital Reserve Account.

All other names are to be removed from these accounts.

Adjournment

Brad – That concludes the January Board meeting. Brad made a motion to adjourn, Barbara seconded. The meeting was adjourned at approximately 12:45 PM.

Respectfully submitted:
Ed Marcato, Secretary



**RESOLUTION BY THE BOARD OF DIRECTORS
 December 17, 2023**

Discussion: WHEREAS,

The probation period of 6 months for John Sellers, hired as Manager for Terlingua Ranch on June 17, 2023, is completed as of December 17, 2023.

Therefore;

BE IT HEREBY RESOLVED:

The Board of Directors has voted to remove John Sellers from probation and to provide John with an increase in salary.

This resolution amends replaces revokes adds

To the Bylaws

Article _____ Section _____

Policy and Procedures Manual

Article _____ Section _____

Board Procedural Manual

Article _____ Section _____

Effective Date: December 17, 2023

Motion By: Brad Anthenat

Second: Larry Sunderland

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

Record of Voting:

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

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



RESOLUTION BY THE BOARD OF DIRECTORS

Discussion: WHEREAS, an operations budget for the Property Owners Association of Terlingua Ranch, Inc (POATRI) for calendar year 2024 has been developed by the Manager, Budget and Finance Committee, and Board of Directors.

Therefore;

BE IT HEREBY RESOLVED:

The Board of Directors hereby approves and adopts the 2024 Operations Budget as presented.

This resolution amends replaces revokes adds

To the Bylaws

Article _____ Section _____

Policy and Procedures Manual

Article _____ Section _____

Board Procedural Manual

Article _____ Section _____

Effective Date: 1/27/2024

Motion By: Brad Anthenat

Second: Jim Spofford

Ayes: 7 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.



RESOLUTION BY THE BOARD OF DIRECTORS

Discussion: WHEREAS, a capital expenditure budget for Property Owners Association of Terlingua Ranch, Inc (POATRI) for calendar year 2024 is needed by the Manager and Board of Directors.

Therefore;

BE IT HEREBY RESOLVED:

The Board of Directors of POATRI hereby approves and adopts the following as presented:

The board authorizes the manager to spend up to \$25,000 on a used pickup truck for the manager to use.

The board authorizes the manager to spend up to \$12,000 on a side by side, golf cart or other utility vehicle for operations at Terlingua Ranch Lodge.

The board authorizes the manager to spend up to \$5,000 for chemical testing, and documentation to be submitted to TCEQ for the Cabin Well.

This resolution amends replaces revokes adds
 To the Bylaws

Article _____ Section _____

Policy and Procedures Manual

Article _____ Section _____

Board Procedural Manual

Article _____ Section _____

Effective Date: 1/27/2024

Motion By: Brad Anthenat

Second: Adam Daley

Ayes: 7 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.



RESOLUTION BY THE BOARD OF DIRECTORS

Discussion: WHEREAS,

Our Policies & Procedures Manual, in Section I Item3I, entitled Capital Reserve and Contingency Funds, requires that the Manager and the Board determine a minimum amount that will be added to each fund during the course of the year based on the year-end balance in each fund.

Therefore;

BE IT HEREBY RESOLVED:

Now that the Operational statements for 2023 have been finalized, the Board authorizes the transfer from operations funds in the amount of \$20,000 to be transferred, split equally, to the Capital Reserve and Contingency Funds.

This resolution amends replaces revokes adds

To the Bylaws

Article _____ Section _____

Policy and Procedures Manual

Article _____ Section _____

Board Procedural Manual

Article _____ Section _____

Effective Date: 1/27/2024

Motion By: Brad Anthenat

Second: Bill Vogl

Ayes: 7 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.



RESOLUTION BY THE BOARD OF DIRECTORS

Discussion: WHEREAS,

The Employee Policies and Procedures Manual under Employee Benefits on page 18 provides for employee accrued vacation time based on “years employed”.

Therefore;

BE IT HEREBY RESOLVED:

Replace the schedule on page 18 showing accrued vacation time based on “years employed” with the following chart based on “hours of service”:

Hours of Service	Rate/Hour Worked (up to 2,000 per year)
0-2,000	0.04
2,000-8,000	0.06
8,000+	0.08

This resolution amends replaces revokes adds

() The Employee Policies and Procedures Manual Employee Benefits Paid Time Off Schedule.

Effective Date: 1/27/2024

Motion By: Brad Anthenat

Second: Larry Sunderland

Ayes: 7 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.



RESOLUTION BY THE BOARD OF DIRECTORS

Discussion: WHEREAS,

Per the Bylaws POATRI conducts an election in December and January of each year to elect new members for the Board of Directors.

Therefore;

BE IT HEREBY RESOLVED:

Per the election in December and January of 2023/2024, and having received at least 50% + 1 votes, the following members were elected to the position on the POATRI Board of Directors: Larry Drgac, Jim Spofford, Marbert Moore, Trent Edwards, and Antonio Guerrero.

This resolution amends replaces revokes adds

To the Bylaws

Article _____ Section _____

Policy and Procedures Manual

Article _____ Section _____

Board Procedural Manual

Article _____ Section _____

Effective Date: 1/27/24

Motion By: Brad Anthenat

Second: Larry Sunderland

Ayes: 7 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.



COPY

POATRI Ballot Summary

Voter List Date: 11/28/2023 At 05:23 PM

Property owners in good standing	3106
Total Ballots Received	461
Valid ballots	439
Part of quorum	326
Not part of quorum	113
Invalid ballots	22
Candidates	
Larry Drgac	325
Jim Spofford	311
Marbert Moore	301
Trent Edwards	278
Antonio Guerrero	232
Dave Johnson	182
George Sandy Langston	138
Shaun Dunn	136
Michael Colosi	37

Election

Election Deadline

Vote Counter

2024

January 26, 2024 @ 5pm

K. Dunham

KENNETH DUNHAM

COPY