



Around *the* Ranch

Q3 2025

Director Recruitment Announcement

Election time will fast arrive, and the POATRI Board of Directors has 4 seats that will need to be filled. Director Applications will be available online and in the Ranch office, starting September 1st. The deadline for the Application to be turned in is Friday October 17th at 5pm. If you have questions about the duties or responsibilities of the directors, please check out our website @ POATRI.ORG/basic/board-information/. You may also reach out to any of our directors to ask questions and get additional information about their experience in serving our great community.

POATRI President's Report

by Amy Law

I'm happy to present the President's Report for the July 2025 Board Meeting.

The year is flying by and Terlingua Ranch is making strides and seeing improvements in many areas. The past quarter has brought the well project to completion. Sounding tubes have been installed which allow us to monitor water levels. Those water levels are being recorded and regular reports are being provided to Management and the Board. These reports include not only water levels, but rainfall and water sales. This information helps assess the health of the wells and whether or not water restriction steps need to be implemented. With the good amounts of rainfall at the end of the quarter, no such restrictions are in place.

One can't talk about rainfall without thinking of the road conditions on Terlingua Ranch. It seems we went from dustbowl conditions to flooded roads in the blink of an eye. Kudos to the road crew for their quick actions to ensure that property owners could access their properties and visitors could get to their accommodations at the Lodge and RV and camping sites. We know that the rain won't last forever – we are still shopping for a dedicated water truck and may be purchasing one in the very near future. I would like to take this opportunity to remind property owners to either fill out a road request form online at POATRI.org or contact Property Owner Services if a road needs

attention.

The generator project was reevaluated this past quarter and a contractor selected. Phase 1 is currently in progress. More on that in the next quarterly report.

A CPA has been selected and has visited the site. He has worked with the bookkeeper and others to gather information necessary to create a formal audit of our books. He is scheduled to return in August to finalize the process and the results will be posted on the POATRI website.

A Director Application Committee was formed in April per the Board of Directors Procedural Manual. Committee members have been contacting individuals to develop interest in being a Director. If you are a Terlingua Ranch property owner, or know of a Terlingua Ranch property owner who may have an interest in being a Director, please contact any current Board member or the Property Manager. We will be happy to answer any questions you may have.

Terlingua Ranch is a thriving community. I am proud to be a part of it. I am proud when I see the community coming together to replace a neighbor's building that burned down. I am proud when I see neighbors loaning vehicles to fill the void until someone else can get their vehicle repaired. I am proud when I see folks filling the sinkhole in the County road with rocks so that other folks can go about their business. We will face challenges in the future, undoubtedly. Challenges are opportunities for people to work together to solve problems. And working together I know we - as a community - can achieve great things.

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HOURS OF OPERATION

POATRI Office

9-5 Monday-Friday

Front Desk

(432) 371-3146 x 110

7 days a week 9a - 5p

Water Sales

7 days a week 9am - 3pm

Property Owner Services

(432) 371-3146 x 111

Monday thru Friday 9a - 5p

Bad Rabbit Café

(432) 371-2244

7 days a week 7a - 8p

Laundry Room

7 days a week 12p - 6a

Swimming Pool

10a-10p

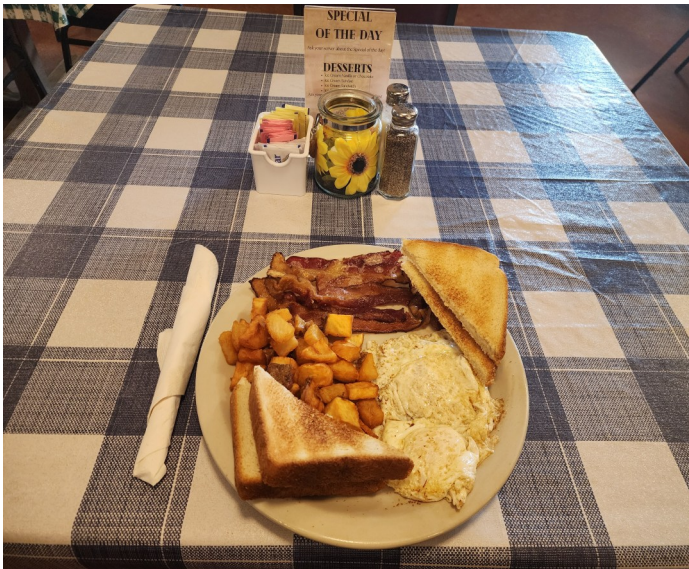
Ranch Operation Manager's Report

By Aaron Smith

The second quarter of 2025 was a season of remarkable achievement at Terlingua Ranch, driven by staff dedication, operational excellence, and community spirit. From celebrating staff milestones to overcoming heavy rains at month's end with the Road Crew's overtime efforts, the ranch has thrived. Departments across the board delivered outstanding results, setting a strong foundation for future growth with initiatives like the October 4 auction and facility enhancements.

Achievements by Department

As Operations Manager, my team successfully hosted the TSUS Christmas Mountains Research Symposium



from May 19-21, welcoming attendees and fostering collaboration discussions with TSUS. They completed Wi-Fi upgrades and adjustments, ensuring robust coverage for employee housing, cabins, and lower RV areas. Additionally, we clarified power pole ownership with Rio Grande Electric and gathered critical data for the generator project.

Housekeeping welcomed reliable new team members, strengthening the team. They purchased and maintained new vacuums, ensuring equipment durability, and organized the storage room while overhauling the housekeeping van to elevate professional standards. The de-

partment implemented cleaning schedules for the bathhouse, bunkhouse, and office, supported by detailed "room binders" with photos. They initiated deep cleans of all rooms and began discussions on decor and repair enhancements, updated key checks for all rooms to improve operational efficiency, and adopted cost-effective cleaners to optimize budgets.

Front Desk (Hotel/Gift Shop) earned compliments for the revamped front office, featuring new Terlingua Ranch merchandise, local goods, and guest necessities. They launched sandwiches and stocked the cooler with quick-to-go items, boosting sales, and introduced hotel promotions during low booking periods to enhance occupancy. The team planned a cleaning initiative for the bird watching area to improve guest amenities and optimized retail COGS through a thorough investigation, enhancing profitability.

Cafe (Bad Rabbit Cafe) successfully completed the new menu rollout, demonstrating resilience in rebuilding staff under Dre's leadership, training new hires effectively, and increasing the quality and consistency of product.

Maintenance/Grounds leveraged Justin Jones' expertise to maintain seamless operations across all departments. They enhance cleanliness and functionality across the entire Ranch.





Treasurer's Report & Budget and Finance

Committee Report

Presented by
Marbert Moore

The Budget and Finance Committee includes:

Directors Dave Johnson and Chuck Hinson, and members Linda Shank and Vince Slominski. President Amy Law and Manager Aaron Smith attend the BFC meetings also.

Our financial reports have been prepared with assistance from Aaron Smith (management), Debbie McClarty (bookkeeping), and Hayley DeArman in Property Owner Services. These reports are available as handouts on the back table and will also be posted online at poatri.org.

Balance Sheet

The Balance Sheet shows assets and liabilities as of June 30, the end of the second quarter of 2025. The Balance Sheet bottom line shows a 5% increase from one year ago.

Two savings accounts (Reserve Account and Contingency Account) have been in CDs since last summer along with the investment account so those accounts are now earning interest of about \$34,000 per year.

Starting January 1, 2025, for clarity, the financial chart of accounts has been reorganized to show the CDs in the same category as the checking and savings accounts.

We have made contributions to both the Reserve Account and the Contingency Account of about \$20,000 each, and these accounts are earning about 3.5%.

The new investment account with Morgan Stanley allows for easy transfers of money from the interest bearing account to the operation account as needed. This account currently earns 4% interest.

Profit and Loss Reports (P&L)

The Profit and Loss statement reports revenue and expenses. For the six months ended June 30th compared to the same period one year ago, our reports show a decrease in expenses of \$97,000, which is mostly due to lower salary expense, lower equipment repairs, and no contract road work cost during this year.

The P&L by Class details revenue and expenses for labor, supplies, and services for the six months ended June 30. Each expense has been assigned to the different areas of POATRI's areas of operation, such as the lodge operations and road maintenance.

The Budget vs. Actual P&L shows year-to-date revenue and expenses for the six months ended June 30th compared to the approved budget.

Assessment Collection Reports:

We have presented reports that show details that highlight the assessment collections over the past five years:

Annual Revenue Comparison: Displays collections for each of the five years as of June 2025.

Key Insights:

As assessments are paid, Hayley DeArman in Property Owner Services records the collected revenues across appropriate years in each owner's TRIPOD account. Payments received are applied to any outstanding balances first then applied to current assessments that are due.

Audit Firm

Our By-Laws recommend that we change audit firms every five years, so we have arranged with a firm in Odessa, Ron Kirby CPA, to provide such service going forward. Mr. Kirby was on site in June and he plans to return in August to finish his audit work and to prepare the tax return for POATRI. His audit report will be posted on the POATRI website when complete.

QuickBooks Conversion Project

In September of 2013 POATRI converted its QB accounting system from the DeskTop Pro version (\$300/year) to QuickBooks Enterprise, the highest level of accounting system in the Intuit offerings. Enterprise is a multi-level accounting software normally used in industries that track inventory for manufacturing and/or maintain multiple business locations. The cost difference at that time was \$600/year. Today the cost difference is \$3000/year. Aaron is investigating a conversion process that will allow us to use DeskTop Pro again for a savings of \$3000/year. We hope to have that conversion done before the busy fall season.

Conclusion:

The financial reports provide a transparent view of our financial health, while ongoing collection efforts ensure effective management of resources.



Communications Committee Report

By Dave Johnson

This quarter the communications committee was able to put together the Newsletter and have it out on time. We would like to thank Carol, Hayley, and Arron, for their assistance with the content and technical knowledge provided.

This quarter's newsletter is in the beginning stages, and we are again asking the community for content submissions or subject matter suggestions.

A focus for this upcoming quarter is the recruitment of the Board of Director candidates. Details on the timelines and number of openings will be posted on the Poatri website.

Water Committee Report

By Larry Drgac

The water situation is good because of the rains we have had. We were helping out the non potable water well with the pool well before the rains but according to Aaron we won't have to do as much of this since the rains. We have also talked about the water catchment at the Bad Rabbit and have concluded that is financially unfeasible to do so because of the limited things we can use the water for because we have to go by state guidelines for water usage.

Make Your Voice Count: Attend Our Quarterly Meetings

Want to influence how things are run? Then join us for our quarterly property owners' meeting each Quarter. This is your opportunity to be heard, informed, and part of the solution.

We understand that frustration can build when problems arise. But venting on social media often leads to more noise than change. Real progress happens when property owners come together to share ideas, raise concerns, and give input directly to those managing our operations.

We have a very responsive Ranch Manager, Aaron Smith who is glad to address your concerns when they occur. Just reach out!

These meetings are your platform to:

- Ask questions and get answers firsthand
- Offer constructive feedback on community matters
- Help shape decisions that affect your property and investment
- Stay updated on budget, maintenance, and future plans

Your participation matters — and it makes a difference. Let's



move beyond complaints and toward collaboration. Show up, speak up, and help us make our community better for everyone.

Next Board Meeting: October 25, 2025, 10:00 AM in the Bunkhouse. Workshop meeting will be held Oct. 24th at 1:pm.

We look forward to seeing you there!



Terlingua Chief Martin Reaches Out to Ranch

Provided by Carol Vaughn

Terlingua Fire and EMS Chief Susan Martin responded to the request for her Desert Survival tips in an email including a nice offer to Ranch residents. See her tips below:

“Thank you for reaching out today. As Terlingua Fire and EMS chief, I often see people on their worst day. TFEMS has significant protocols and policies in place to serve and care for the amazing people of south Brewster County. I have served as chief in Terlingua for two and a half years and as a part time



medic since 2017. Here are a couple things that I have learned to be important for thriving in this austere environment.

1. Hydration is key! Not only is it hot much of the year but hu-

Upcoming Events

- October 4th. Land Auction and Property Owners Appreciation lunch.
- Property Owners pot luck First Thursday each month
- The 2025 Original Terlingua International Championship Chili Cook-Off is scheduled to take place from October 29 to November 1, 2025
- Community Market, open from 10:00 a.m. to 3:00 p.m. Located at the Community Garden in the Ghost Town, every Saturday
- Next Board Meeting: October 25, 2025, 10:00 AM in the Bunkhouse. Workshop meeting will be held Oct. 24th at 1:pm.

midity levels can run in the single digits. One must continuously hydrate themselves with water and during strenuous activity have an occasional electrolyte drink such as Pedalyte or Liquid IV. Dehydration can result in low blood pressure, weakness, and cardiac complications.

2. Regular wellness check ups are so important for anyone living in a rural area. Know your body and understand your health conditions and how to manage them. TFEMS provides 24/7 coverage with well trained Medics to care for patients during an emergent medical event. However, prevention is much more important in living a healthy life - especially living in such a rural area.

TFEMS offers education classes such as CPR, First Aid, Stroke Awareness, Fire Extinguish Deployment, and Fire Prevention Methods. We also offer Community Health Paramedicine programs to help residents manage chronic conditions such as hypertension, COPD, and CHF. We would love to bring our services to the people of Terlingua Ranch. Please call me directly with any questions or to schedule education or CHP appointments.”

Susan Martin

Chief, Terlingua Fire & EMS

Course Facilitator, NWCT EMS Resources

325-234-5285

Terlingua Ranch Lodge Craft Fair Vendor Agreement

The Vendor will rent a space from the Terlingua Ranch Lodge in the Bunkhouse on Saturday, Oct 4, 2025 during the Property Owner Appreciation event. The craft fair/vendor market runs from 10am-2pm. Set-up must be completed by 10am, with tear-down ending at 4pm.

Name _____

Type of items you sell _____

The Vendor will rent the following space for a total of \$10 per vendor:

How many 8 ft tables needed? _____

How many chairs needed? _____

Will you need electricity? _____

Terlingua Ranch Lodge will provide tables, chairs, and electricity. The Vendor will provide all decorations, cables, and equipment necessary to run the booth.

The Vendor agrees to abide by the following guidelines:

1. Each vendor is responsible for cleaning up the table and space at the end of the event.
2. All items sold must comply with applicable laws.
3. The Vendor takes responsibility for any damages or incidents that occur at his/her booth.
4. The Vendor will be responsible for any required permits, licenses, or taxes required by the county or state.

Terlingua Ranch Lodge and its staff are permitted to take photographs of the booths and vendors and use these photographs for advertisement or promotion purposes.

signature & date

Email address _____

Phone number _____

Pay at event _____

Paid _____

Initials _____