



Around *the* Ranch

Q4 2025

POATRI President's Report

Thank you for entrusting me with the leadership of our Board of Directors over the past year. I do not take this responsibility lightly.

In recent months, we have experienced several changes in personnel. While leadership transitions are sometimes necessary, they do not diminish the invaluable contributions of our dedicated employees.

During this period of refinement and growth, our intent is to preserve what is working well, provide stability wherever possible, and ensure that our staff feels supported and well-informed. This, in turn, will enable them to better serve the members of Terlingua Ranch.

Accomplishments during Quarter 4 include upgrading the wi-fi at the Lodge office and surrounding areas, calculation of the new property assessment fee based on the Consumer Price Index, facilitation of the Property Owners Appreciation Day and property auction, hiring of four new employees, and correcting a sewer problem in the Lodge office.

Additionally, the Board brainstormed the 3-Mile Project and made initial contact with the Vice Chancellor and CFO of TSUS, produced a CAD version of the site map, handled a Member Mediation regarding roads, and ensured that POATRI's federal tax return was filed timely by our CPA. Finally, we worked closely with our attorneys to reach closure in several legal matters, while monitoring several others.

I look forward to collaborating with the new Board, our dedicated staff, and property owners to improve Terlingua Ranch. This year is about thoughtful improvement—not change for its own sake, but intentional steps that will strengthen our operations and support our members.

Amy Law, Board President

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HOURS OF OPERATION

Lodge Office/Front Desk (432) 371-3146 Opt. 1

8am - 5pm, Sunday thru Thursday

8am - 9pm, Friday and Saturday

Extended hours March 5 - May 2

8am - 9pm, 7 days a week

Water Sales

Potable: 8am - 5pm, 7 days a week

Non-Potable: 12pm - 5pm, 7 days a week

Property Owner Services (432) 371-3146 Opt. 2

9am - 5pm, Monday thru Friday

Notary: By appointment only

Bad Rabbit Café (432) 371-2244

7am - 8pm, 7 days a week

Laundry Room

2pm - 10pm, 7 days a week

Swimming Pool

Season opens March 2026

Ranch Operation Manager's Report

POATRI is the largest property owners association in Texas and, probably, the world. The only thing bigger than this landscape is the diversity, personalities, and grit of its people- approximately 5,000 tracts and upwards of 10,000 collective property owners, residents, and tenants of the incomparable Terlingua Ranch. As operations manager, my goal is to explore and share the roots and scale of the Property Owners Association of Terlingua Ranch, to celebrate and maintain what is truly a one-of-a-kind entity. The Ranch may seem to some almost impossible to reach, yet it has been a place of refuge for humans for tens of thousands of years, if not much longer.

We're all drawn here for one reason or another, whether it's as a full-time resident, homesteader, seasonal enthusiast, hunter, entrepreneur, or any of the myriad persuasions that lead one to this remote, breathtaking, desolate edge of the United States.

You are part of a place and community unlike any other. Please, come by headquarters, say hello, and see what's new. Perhaps I'll get into the kitchen at Bad Rabbit and deliver up an Indian night, or a Dutch oven feast on the patio. (In a previous life, I spent half the year as an expedition river guide in the Grand Canyon and the other half in the Indian Himalayas, but the greater Big Bend region has been my home base since 2002).

From the Café, hike to "the bench" for a view of the Chisos and Maderas Del Carmen. Go for an excursion into the Christmas Mountains.

Tucked away only a couple of miles (as the crow flies) from Big Bend National Park, Terlingua Ranch Headquarters is your clubhouse. Treat yourself, a friend, or a family member to our \$68.99 property owners' rate at the Lodge. Spend a hot summer's day by the pool under the shadow of White House Mountain. Visit POATRI.org and read through the newsletters back to the 1970's. You are part of something truly unique, something to be proud of. Enjoy it!

Kleo Belay, Interim Operations Manager



POATRI Board of Directors Election Results

The total number of ballots received was 457, of which 433 were determined valid and 24 were invalid due to no signature or exceeded the number of votes.

The results of the votes are as follows:

| | |
|-----------------|-----|
| Alan Garcia | 360 |
| Vince Slominski | 350 |
| Justin Andrews | 325 |
| Charles Hinson | 270 |
| Carol Vaughn | 191 |

With the election results in, the board sat Alan Garcia, Vince Slominski, Justin Andrews, and Charles Hinson.

Please join us in welcoming the new and returning board members.

The board would like to thank the hard work of this year's Independent Vote Counter, Judy C. Ford, and POATRI's Property Owner Services Manager, Hayley DeArman.

Treasurer's Report and Budget and Finance Committee Report

Audit Report

Mr. Ron Kirby, CPA, plans to return to the Ranch office shortly in order to complete his work on his Audit Report for the year 2024.

Assessment Reports

The year-end assessment reports are included with the financial reports and are available on POATRI.org.

Collection of Assessments continues to improve. As of December 31, 2025, approximately 60% of the 4,599 Owner accounts have paid their 2025 assessments, which is the highest percentage paid by December 31st of the previous 4 years.

Year-End Financial Reports

The Year-End Financial Reports for 2025 are available for handout at this meeting and are posted on POATRI.org.

There are two statements of Profit & Loss, namely: The year end report that compares the profit and loss of 2025 to 2024, and the profit and loss report of 2025 presented by Class.

There is a Comparative Balance Sheet reflecting assets and liabilities and equity as of the year end of 2025.

The Net Income for the year 2025 shows a net loss of \$150,192. Eleven of the auction tracts were sold in October and that sale added \$34,804 for a net loss of \$115,388 for the year 2025. POATRI cannot operate at a loss so strict control of expenses is being implemented.

The budget of 2026 is making big adjustments in the cost of payroll, legal fees, hours of office operations, and in efforts all across the operation aimed at reducing expenses.

Marbert Moore, Board Treasurer



Water Committee Report

With recent rains the well levels are staying at consistent levels. Currently there are no plans or need for water sales restrictions. For more information you may contact the office to see and review reports.

Larry Drgac, Board Vice-President and Committee Chair



Communications Committee Report

As we enter 2026, the communication committee is reaching out to receive content and suggestions for the newsletter. We have had several property owners reach out and offer to join the committee. We hope the new members will continue to bring articles of interest to all.

Dave Johnson, Committee Chair



A Message from Property Owner Services

Dear Valued Members,

The strength of POATRI continues to come from the steady involvement, care, and pride shown by its property owners. Whether you attend Board meetings and workshops, share feedback, volunteer on committees, support local businesses and causes, or simply take time to enjoy the amenities, your participation helps shape the direction and future of our Association.

Active member involvement ensures that decisions reflect the collective interests of the Ranch as a whole and helps maintain transparency, accountability, and thoughtful stewardship of POATRI resources. When property owners stay engaged, ask questions, and share perspective, it strengthens the Association and supports the Board in making well-informed choices that benefit the members.

I'm continually reminded how fortunate I am to work alongside such thoughtful and dedicated members. The opportunity to meet, assist, and collaborate with you is truly the reason I love what I do, and your kindness, perspective, and commitment make this community a rewarding one to serve.

Thank you for your continued support of Terlingua Ranch and the shared effort that keeps this unique corner of the desert thriving!

Hayley DeArman, Property Owner Services Manager

Terlingua Ranch Roads:

What Property Owners Need to Know

Ownership & Access

Except for the roads located on property owned by POATRI (primarily in the Lodge area), POATRI does not own the roads within Terlingua Ranch and Ranch roads are not public or county roads.

Maintenance Standard

Roads are maintained to be passable by high-clearance 4x4 vehicles. Main routes are often kept in better condition when feasible, but these roads were built for ranch and recreational use, not heavy construction traffic.

Construction & Deliveries

POATRI cannot widen or upgrade Terlingua Ranch roads for large deliveries, semis, or construction traffic. Owners are responsible for coordinating access with contractors.

Why Roads Aren't Always Graded

Roads are not graded on a set schedule or for appearance. Over-grading can increase erosion; intact, rough roads often perform better in wet conditions. Priority goes to roads that are not passable by 4x4.

Private Driveways & Gates

POATRI cannot maintain private driveways and works only to tract boundaries. Locked gates won't be maintained without access and may delay emergency response.

Assessments

Assessments apply regardless of traffic levels or grading frequency.

2026 ASSESSMENT PAYMENT REMINDER Payment due by March 31, 2026

We know this time of year comes with plenty of expenses, and genuinely appreciate those who make the effort to stay current. Assessments are what allow POATRI to maintain roads, support services, and keep the amenities at Terlingua Ranch available for all to enjoy.

Staying in good standing not only supports the day-to-day needs of the Ranch, but also helps ensure every property owner has a voice and a shared investment in the future of the community.

Thank you for continuing to show up for the Ranch and for one another. Your support truly makes a difference!

Saddle Up to the Bad Rabbit Café

The Bad Rabbit Café at Terlingua Ranch would like to give a warm welcome to everyone! We invite you to make us your first choice for any event, meeting, birthday, or celebration.

Our property owners represent diverse talents, skills, and interests. Please help imbue our community space with what you have to share. Some ideas and past gatherings include star parties, cookouts, seed exchanges, movie nights, game nights, and music circles.

Terlingua Ranch headquarters and the Bad Rabbit Café belong to you, our property owners. Come help us fill this space with life and community. Dust off your boots and stay a while!



Call for Donations:

Wellness and Fitness Room Equipment

We would like to present the idea of creating a fitness and wellness space utilizing the room adjacent to the bunkhouse and across from the pool.

This space would be available for property owners, staff, and lodge guests to workout, offer fitness classes, and use as a massage and yoga space.

If you have equipment, mats, or other items to donate it would be helpful in manifesting this idea into reality.

Suggested items include:

-Dumbbell sets from 3-50lbs. 5lbs, 8lbs, 10lbs, 12lbs, 15lbs, 20lbs.

-An adjustable weight bench

-Treadmill

-Recumbent bike or a stationary bike

-The Step platform with risers

-Exercise ball

-Resistance bands with handles

-Yoga mats

-Fans

-Bluetooth speaker

Contact: manager@terlinguaranch.com

