

Minutes of the POATRI Board of Directors Meeting

Date: January 31, 2026

Call to Order

The meeting was called to order by **Amy Law, President**.

Roll Call

Dave Johnson, Secretary, conducted the roll call.

Directors Present:

Amy Law, President

Larry Drgac, Vice President

Marbert Moore, Treasurer

Dave Johnson, Secretary

Jim Spofford

Chuck Hinson

Director Absent:

Adam Daley

Invitation for Public Service Announcements (PSAs)

The President invited any public service announcements.

Approval of Minutes

The minutes of the previous meeting were presented for approval.

A motion to approve the minutes as presented was made by **Marbert Moore** and seconded by **Larry Drgac**.

The motion carried unanimously among directors present. **Adam Daley** was absent.

Reports

President's Report

The President's report was presented by **Amy Law** and focused on the successes and challenges of the past year.

Treasurer's Report / Budget & Finance Committee

The Treasurer's report was presented by **Marbert Moore**. The report emphasized the need to bring several expense areas into alignment, noting that payroll has experienced the most significant increase over the past three years.

Road Maintenance Committee Report

The report was presented by **Charles Hinson**. Ongoing road work continues despite the senior member of the road crew being on medical leave. A new road base is being tested on a quarter-mile section of the dirt road leading to the lodge.

Water Committee Report

The report was presented by **Larry Drgac**. Water levels remain adequate due to recent rainfall, and no water restrictions are currently in effect.

Communications Committee Report

The report was presented by **Dave Johnson**, who noted increased interest from property owners in joining the Communications Committee and discussed the recent newsletter.

Old Business

Site Plan / Master Plan

Charles Hinson presented an update on the progress of the site plan. **Marbert Moore** provided an explanation of the importance and purpose of the site plan and its long-term benefits for the Terlingua Ranch infrastructure.

Audit

No report was presented.

3-Mile Project

Amy Law and **Marbert Moore** provided information, a progress update, and historical background on the 3-Mile Project.

Wi-Fi Update

The project has been completed and is functioning as intended. Minor adjustments were required shortly after installation and have since been resolved.

Other Business

Questions were received via Zoom regarding water meters, payments to the water district, and non-potable water sales.

New Business

Personnel Changes

Kleo Belay interim operation manager, reported on staffing rearrangements and resignations and reviewed additional cost-saving measures.

2026 Budget Review

A motion to approve the 2026 operating budget was made by **Amy Law** and seconded by **Dave Johnson**.

The motion carried unanimously among directors present. **Adam Daley** was absent.

Election Results

The Independent Vote Counter presented the election results to the Secretary in accordance with established procedures. Results were as follows:

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

Recess

A brief recess was taken.

Seating of New Directors

Due to a violation of the Board Procedure Manual, **Alan Garcia** was not seated. **Vince Slominski**, **Justin Andrews**, and **Chuck Hinson** were seated as directors.

Election of Officers

Elections were held for the offices of President, Vice President, Secretary, and Treasurer.

- **Vice President:** Larry Drgac was nominated by Vince Slominski and seconded by Amy Law. The motion carried unanimously.
- **Secretary:** Vince Slominski was nominated by Larry Drgac and seconded by Justin Andrews. Amy Law, Marbert Moore, Dave Johnson, Justin Andrews, and Larry Drgac voted in favor. Vince Slominski abstained.
- **Treasurer:** Marbert Moore was nominated by Larry Drgac and seconded by Amy Law. The motion carried unanimously.
- **President:** Amy Law was nominated by Marbert Moore and seconded by Larry Drgac. The motion carried unanimously, and Amy Law will continue as President.

Banking Resolutions

- **Maverick Bank:** The Board approved resolutions for officer authorizations, account access, and account amendments. Motion made by **Amy Law** and seconded by **Chuck Hinson**. Motion carried unanimously.
 - **West Texas National Bank:** The Board approved resolutions for officer authorizations, account access, and account amendments. Motion made by **Larry Drgac** and seconded by **Chuck Hinson**. Motion carried unanimously.
 - **Morgan Stanley:** The Board approved resolutions for officer authorizations, account access, and account amendments. Motion made by **Amy Law** and seconded by **Justin Andrews**. Motion carried unanimously.
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Adjournment

There being no further business, the meeting was adjourned.