



PRESIDENT'S REPORT

Submitted by: Brad Anthenat

Since our July Quarterly Meeting, your Board has continued working on priorities for POATRI.

One of our biggest areas of focus has been the search for a new Operations Manager. After reviewing applicants and conducting initial interviews, the Board identified three strong candidates and invited each of them to Terlingua Ranch. They stayed in Terlingua Ranch cabins, had the opportunity to observe our normal day-to-day operations, tour the Ranch, and meet in person with Directors. This gave both the candidates and the Board a much better opportunity to determine whether the applicant and Terlingua Ranch would be a good fit. We hope to have a final decision soon and look forward to making an announcement to the membership once the process is complete.

We have also been working to improve how the Board itself operates. That includes developing clearer expectations for the Manager and Board, improving succession planning, and creating better systems for tracking projects and unfinished business between meetings.

Recruitment continues for volunteers interested in serving on POATRI committees. Member participation is one of the best ways to bring new ideas and experience into the organization. The application period for members interested in serving on the POATRI Board of Directors will also be opening soon. Candidates will be announced at the October Quarterly Board Meeting, with the election concluding and newly elected Directors being seated at the January Annual Meeting. We encourage members who are interested in helping guide the future of POATRI to consider applying.

The Document Review Task Force will also continue working through governance matters, including the review of our policies and governing documents. As always, our main priorities remain the everyday work of maintaining roads, facilities, water systems, and services across Terlingua Ranch. There is still plenty of work ahead, but we are making meaningful progress toward a more organized, stable, and responsive POATRI.

Thank you to our employees, volunteers, property owners, and Directors who continue to contribute their time and effort to POATRI and Terlingua Ranch.

Brad Anthenat

President, POATRI

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HOURS OF OPERATION

Lodge Office & Front Desk
(432) 371-3146 Opt. 1
7 days a week 8am - 7pm
(starting September 4)

Water Sales
Potable:
7 days a week 8am - 5pm
Non-Potable:
7 days a week 12pm - 5pm

Property Owner Services
(432) 371-3146 Opt. 2
Monday thru Friday 9am - 5pm

Bad Rabbit Café
(432) 371-2244
Friday thru Tuesday 7am - 8pm
(hours vary seasonally; please call ahead)

Laundry Room
7 days a week 2pm - Midnight

Swimming Pool
7 days a week 10am - 10pm

Editorial Content: Alan Garcia
Design & Production: Hayley DeArman



TREASURER'S REPORT

Submitted by: Linda Shank

-View complete Treasure's Report on Poatri.org

Treasurer Linda Shank presented the unaudited financial statements for the six months ended June 30, 2026, previously reviewed by the Budget and Finance Committee

As of the reporting period, 2026 assessment collections stood at 55.33% of the amount assessed.

The Board's auditor will visit the Ranch in early September. He will compile information to complete the 2025 tax returns and audited financial statements. Those statements will be posted once finalized.

Board of Directors Update

At its July 25th quarterly meeting, the Board of Directors appointed officers. The newly appointed officers will hold offices until the January 2027 election.

Officers:

President - Brad Anthenat

Vice President - Larry Drgac

Treasurer - Linda Shank

Secretary - Alan Garcia

Vince Slominski stepped down as President and continues to serve as a Director.

Chuck Hinson stepped down as Secretary and continues to serve as a Director.

The Board thanks both for their service as officers.

Directors: Brad Anthenat (appointed), Larry Drgac, Vince Slominski, Alan Garcia, Chuck Hinson, Amy Law (appointed), Linda Shank (appointed)

The Board amended Article 4.09. Effective July 30, 2026, a Director must be physically present at a regular quarterly meeting to count toward a quorum and to vote. The change does not apply to special or emergency meetings.

SECRETARY'S REPORT

Submitted by: Alan Garcia

The Board met for the quarterly board meeting at the Terlingua Ranch Lodge on Saturday, July 25, 2026, with a quorum present. Sixteen property owners attended in person and eleven joined by Zoom. A community workshop was held the previous day. Vince Slominski stepped down as President while remaining on the Board. The Board elected Brad Anthenat President, Linda Shank Treasurer, and Alan Garcia Secretary. Larry Drgac continues as Vice President. Authorized signers on the Association's bank and investment accounts were updated to match.

Bylaws - The Board amended Article 4.09. Effective July 30, 2026, a Director must be physically present at a regular quarterly meeting to count toward a quorum and to vote. The change does not apply to special or emergency meetings. Two other proposed amendments, one on eligibility to return after a mid-term resignation and one on entity-held property, were discussed and tabled for further work.

Finances - The unaudited financial statements for the six months ended June 30, 2026 were accepted and are posted on <https://poatri.org/>. The Board's auditor will be at the Ranch the first week of September to gather information necessary to complete the 2025 tax returns and audited statements.

Assessments - Payment plans are available through Property Owner Services, and payments can be made at <https://poatri.org/make-a-payment/> or by check.

Director Applications - Full applications for every Board of Director candidate will be posted on <https://poatri.org/>. The Director Application Committee has ensured that a reminder to that effect will be included on the ballot in order to help voters make informed decisions.

The next regular quarterly board meeting is Saturday, October 31, 2026. Full minutes will be posted on <https://poatri.org/> once approved by the Board.



COMMITTEE & TASK FORCE REPORTS

WATER COMMITTEE Submitted by: [Larry Drgac, Board Chair](#)

A new well permit application has been submitted through the Texas State University System for a site here on the Ranch. That well would be for non-potable use only, providing water for sanitary facilities and landscaping rather than drinking water.

The recent summer rains have been a welcome boost to our water supply. The additional rainfall has helped maintain well levels and has reduced the need for property owners to purchase water. This decrease in demand has also given our wells some much-needed relief. Thank you to everyone for doing their part to conserve water and help protect our shared water resources.

As we head into the fall and winter months, water demand is expected to increase as more property owners return to the area for hunting season and general visitation. Please remember current purchase limits:

- * Non-potable: **500 gallons every two weeks** (1st-15th and 16th-last day of the month)
- * Potable: **50 gallons every two weeks** (same schedule), plus **25 free gallons each week**

ROAD COMMITTEE Submitted by: [Hayley DeArman, Property Owner Services Manager](#)

We recognize that road maintenance has looked different over the past year, and we appreciate your understanding as we navigate this period of change.

Over the past year, we have been building a new Road Crew from the ground up. Marty Martinez is leading the team and brings valuable experience with roads and heavy machinery. At the same time, heavy rains created challenging conditions and a significant backlog of road requests. The crew has been working hard to address those needs while learning and navigating a road system that spans more than 1,100 miles across 200,000+ acres.

I also sincerely thank our property owners. Many of you have been patient, continued reporting changing road conditions, and even put your own time and effort into helping with roads near your properties. Your involvement makes a real difference. Please continue reporting road conditions that need attention, as these updates help the Road Crew prioritize and respond where they're needed most.

Thank you for continuing to work with us, share what you're seeing, and support our efforts to improve roads throughout Terlingua Ranch.

DOCUMENTS REVIEW TASK FORCE Submitted by: [Alan Garcia, Board Chair](#)

The Document Review Task Force worked diligently through the spring reviewing POATRI's governing documents for gaps, ambiguities, and contradictions. The Task Force will reconvene soon to finalize its recommendations for the Board's consideration at the October 31 meeting.

LEGAL TASK FORCE Submitted by: [Amy Law, Board Chair](#)

The Board and the Legal Task Force have worked to resolve two long-standing disputes with landowners this year. In one matter, a settlement was reached affirming POATRI's ongoing work to protect all landowners' access to Ranch roads. The other matter is nearing resolution, and we will share an update once it concludes.

3-MILE TASK FORCE Submitted by: [Vince Slominski, Board Chair](#)

The POATRI Board of Directors established this task force to address the last three miles of unpaved road leading to Terlingua Ranch headquarters. If this section of the road was paved, it would greatly benefit travelers to the Lodge, headquarters, rental cabins and the Bad Rabbit Café. The task force is working to obtain easements from the remaining handful of property owner so that the road could eventually be paved.

The task force is also exploring options for partnering with other entities that would benefit and possibly contribute resources to the project and grants. The task force is considering university training programs that assist local governments with proper road construction measures.

If you are interested in assisting, or if you have ideas on how to help achieve success for the project, please reach out to Property Owner Services at the headquarters and give them your name and number so you can be contacted.

Currently, Vince Slominski and Marbert Moore are serving on the Task Force. You may also reach out to them and share your ideas.

Make a Difference...

Join a Committee!



AROUND THE LODGE

Operations Manager Search - The Board continues its search for a permanent Operations Manager. We are taking our time to find the right fit rather than rushing the process, and we appreciate the community's patience. In the meantime, Brad Anthenat and Amy Law are covering the role.

Bad Rabbit Café Manager Update - Please join us in welcoming Michelle Toland, our new Café Manager, who started August 21. Stop by and say hello!

Bathhouse Remodel - The bathhouse remodel is officially underway! Work is being completed in sections so we can keep the bathhouse open and operating throughout the project. The men's and women's sides have temporarily been swapped to allow our maintenance team to work throughout the day while minimizing disruption to guest access.

The current phase focuses on upgrades to the women's side, including improved accessibility features, new showers, seating, toilets and sinks, updated interior finishes, improved lighting, and plumbing enhancements. New fold-down shower seats and grab bars have already been installed on one side, and new plumbing is nearly complete on the other.

We expect the work to be finished sometime this fall. We're excited to see these improvements come together and appreciate everyone's patience along the way. Be sure to check out the progress! We'll share more photos and a fuller update as the project nears completion.



Photo: New shower folding seats with grab bars

Property Owner Potluck - Join your fellow property owners for a monthly potluck on the first Thursday of each month in the Bunkhouse! It's a relaxed opportunity to meet new neighbors, catch up with longtime friends, share a favorite dish, and swap stories around the table. Whether you're a full-time resident, a frequent visitor, or only make it to the Ranch occasionally, all property owners are welcome. Bring a dish to share and come enjoy an evening of good food and good company.

Pool Season in Full Swing - The Lodge pool is open and enjoying another busy summer season! Shaded areas have been upgraded and expanded to provide some extra relief from the heat. The pool remains a popular spot for property owners and guests to cool off, relax, and enjoy time together at the Lodge. We appreciate everyone helping keep the pool area clean and enjoyable for all. If you haven't stopped by recently, come take a dip and enjoy one of the Ranch's favorite summer amenities!



Live Music at the Café - The Bad Rabbit Café occasionally hosts live music, bringing a little extra energy and entertainment to the Lodge. Music nights vary, so be sure to keep an eye out for announcements or give the Café a call to find out what's coming up. Grab a bite, enjoy a drink, and stay awhile.

Bug Enthusiasts Visiting the Ranch - During September 24 - 27, the Lodge will host a group of insect and nature enthusiasts gathering as part of the national "BugGuide" community, a network of amateur and professional entomologists who study and photograph insects and spiders across North America. The group, organized through Iowa State University's BugGuide.net, chose our area for its Dark Sky designation and proximity to the unique desert habitats of Big Bend. Landowners and guests around the Lodge area during this window may notice some evening activity as part of the group's nighttime observation work. Please join us in welcoming them to Terlingua Ranch.

"If Texas were a sane place, it wouldn't be as much fun."

- Molly Ivans

WHAT IS THE TRMA?

TERLINGUA RANCH MAINTENANCE ASSOCIATION

- **What It Is:** A recorded agreement created November 1, 1970 by Great Western Corporation to provide for a maintenance fund and the development and upkeep of Terlingua Ranch.
- **Who It Applies To:** Purchasers and deed holders of any Tract within the Subject Property (as described in the agreement).
- **Original Assessment:** A monthly charge of Five Dollars (\$5.00) per Tract. Adjusted for inflation, that is about \$43.03/month or \$516.36/year in 2026 dollars.
- **Purpose of the Fund:** To develop, operate and maintain safety and health projects, recreational areas, roads, hunting parks, lodge and recreational facilities, services to owners, and other purposes beneficial to owners.
- **Administration:** Great Western Corporation was the original Custodian and Administrator of the fund.
- **Security:** Payment of the charge is secured by a lien on the Tract, enforceable in the same manner as a vendor's lien under Texas law.
- **Amendment:** May be amended by owners holding legal title to 51% of the Subject Property, according to the records of the deed records of Brewster County, Texas (Developer must join in amendments for the first 20 years).
- **Duration:** Binding for 30 years from November 1, 1970, then automatically extended for successive 10-year periods unless terminated by owners of 51%.



TERLINGUA RANCH, TEXAS — BIG BEND COUNTRY



2027 Board of Directors Election Details

The POATRI Board of Directors will have six Director vacancies for the 2027 election.

We encourage everyone who would like to serve as a Director to consider submitting an application.

You must be a Member in Good Standing to apply.

If you would like to view the qualifications and liabilities of Directors, please review the Bylaws, Article 4.04 and 4.06.

- ⇒ **September 1, 2026** - Director applications will be available online and in the Lodge Office.
- ⇒ **October 30, 2026** - Deadline for submitting Director applications is 5pm, on the Friday preceding the October Board meeting.
- ⇒ **October 31, 2026** - Ballot positions are drawn and determined during October Board meeting.
- ⇒ **November 30, 2026** - Deadline for having paid all POATRI assessments due under the TRMA.
- ⇒ **December 1, 2026** - Annual assessment is applied to accounts; ballot is created; Voter's List is created and posted on <https://poatri.org/>.
- ⇒ **December 4, 2026** - Ballots are sent to printer.
- ⇒ **December 11, 2026** - Deadline for ballot mailout by printer; Voter's List appeal.
- ⇒ **January 14, 2027** - Deadline to remail returned ballots.
- ⇒ **January 29, 2027** - Ballots must be received by 5pm via USPS to designated P.O. Box (listed on ballot).
- ⇒ **January 30, 2027** - Voter results are announced;

Why I Ran for the Board (And Why You Might, Too)

Submitted by: Alan Garcia, Secretary

I'll be honest about how I ended up on the POATRI board. I saw that only a few people were running and figured that if I could win a seat, I'd have a built-in excuse to get down to Big Bend more often. It was a selfish reason. I'm not sorry about it, because it turned out to be one of the better decisions I've made.

I expected the job to be light. I assumed the organization more or less ran itself and that the board was there to keep the ship pointed in the right direction. That is not how it works. There are decisions to discuss every week, and the time commitment is real. Some months it's four or five hours. Other months it's closer to ten hours a week. Committee meetings usually run an hour once a month, board workshops run an hour or two, and I've made a couple of trips to the Ranch specifically for meetings. A lot of my reading time comes from chairing the Document Review Task Force, which has taught me more than anything else about what we do, what we can do, and what we can't do.

The biggest surprise was the scale. I didn't appreciate just how big Terlingua Ranch is until I was looking at the numbers: nearly 200,000 acres, more than 9,000 parcels, over 5,200 individual accounts, and about 1,100 miles of ranch road to maintain. We represent a lot of people and a lot of ground.

The hardest part has nothing to do with any particular issue. It's calendars. I chair two groups that have no fixed meeting time, and finding an hour when most people can show up is harder than it sounds.

The best part, by a wide margin, has been meeting so many new people and, I hope, earning their trust. And once the governing documents cleanup is finished, I'll count that as a good feather in my cap.

Here's why I'm telling you all this. The director candidate application window opens September 1, and we will have six vacancies to fill. If you've been thinking about it, talk to a current director and ask every question you have. If you want to be involved and can commit the time, just jump in.

What does the board need? People who can communicate clearly whether their position is popular or not, and who can stay flexible enough to take in other points of view. A specific skill that lends itself to governance is a major plus. A CPA, for example, would make a far better Treasurer than I was during my short stint in that chair.

Finally, a thank you. To the current directors who stayed on and stepped into open seats until this election cycle, and to the entire POATRI staff for their hard work and patience while we work to find them the support they need and deserve.

WILDLIFE WATCH



Be BearWise
AT HOME

Six At-Home BearWise Basics



Never Feed or Approach Bears

Intentionally feeding bears or allowing them to find anything that smells or tastes like food teaches bears to approach homes and people looking for more. Bears will defend themselves if a person gets too close, so don't risk your safety and theirs!



Secure Food, Garbage and Recycling

Food and food odors attract bears, so don't reward them with easily available food, liquids or garbage.



Remove Bird Feeders When Bears Are Active

Birdseed and grains have lots of calories, so they're very attractive to bears. Removing feeders is the best way to avoid creating conflicts with bears.



Never Leave Pet Food Outdoors

Feed pets indoors when possible. If you must feed pets outside, feed in single portions and remove food and bowls after feeding. Store pet food where bears can't see or smell it.



Clean & Store Grills

Clean grills after each use and make sure that all grease, fat and food particles are removed. Store clean grills and smokers in a secure area that keeps bears out.



Alert Neighbors to Bear Activity

See bears in the area or evidence of bear activity? Tell your neighbors and share information on how to avoid bear conflicts. Bears have adapted to living near people; now it's up to us to adapt to living near bears.

Black bear is a species; common colors include black, brown and cinnamon.



Learn More:
BearWise.org

Helping People Live Responsibly with Black Bears
BearWise® CREATED BY BEAR BIOLOGISTS, SUPPORTED BY TEXAS WILDLIFE AGENCIES



Once found throughout Texas, black bears disappeared from most of the state by the mid-20th century. Over the past several decades, they have naturally begun recolonizing the Trans-Pecos from established populations in northern Mexico.

Today, Texas Parks and Wildlife Department (TPWD) continues to monitor their return, including sightings, movements, habitat use, and interactions with people.

If you see a black bear, or evidence of one, please report it.

Reports from property owners and residents are valuable to TPWD biologists. Your observations help document where bears are traveling, identify areas of activity, better understand bear-human interactions, and inform future wildlife management and conservation efforts.

When possible, note the date, location, and any details about the bear or its behavior. Photos or video can also be helpful if they can be obtained safely.

Please remember: Never approach, feed, or attempt to interact with a bear. Give wildlife plenty of space and enjoy the sighting from a safe distance.

Krysta Demere

Regional Nongame Wildlife Biologist

Texas Parks and Wildlife Department

(432) 244-9945

krysta.demere@tpwd.texas.gov

DARK SKY CORNER

Submitted by: Amy Law

The evening I arrived in the Big Bend region from a Fort Worth suburb I stepped out of the truck and was amazed to see the Milky Way stretching across the night sky. Truthfully, it took a moment for my mind to identify it! Of course I had studied the solar system in elementary school but this was the first time I had observed the majestic Milky Way with my naked eyes.

Fall and winter offer improved stargazing in the Chihuahuan Desert due to cooler and more stable weather. As the desert contains minimal moisture, there is less interference between the eye and the stars. Decreasing light pollution and preserving night sky visibility help to ensure that every person living in or visiting the area is able to enjoy the viewing.

Terlingua Ranch is part of the Greater Big Bend International Dark Sky Reserve and has partnered with the McDonald Observatory to preserve the famous West Texas night skies. We are certified as a Night Sky Friendly Lighting property. We ask that Terlingua Ranch property owners consider the five principles of responsible outdoor lighting and help to create a world where the nighttime environment thrives for wildlife, people, and the planet.

- 1) Use light only if it is needed.
- 2) Direct light so it falls only where it is needed.
- 3) Use light only when it is needed.
- 4) Light only to the brightness needed.
- 5) Minimize blue light to the amount needed.

For more information visit:

<https://mcdonaldobservatory.org/darkskies/lighting/>



Photo: Steven Hummel, McDonald Observatory

COMMITTEE & TASK FORCE MEMBERS

Document Review Task Force - Reviewing POATRI's governing documents for consistency and gaps.

Chair: Alan Garcia

Members: Anthony DeArman, Carol Vaughn, Brad Anthenat

Three-Mile Road Task Force - Working to obtain easements for paving the final three miles of unpaved road between Headquarters and Terlingua Ranch Road.

Chair: Vince Slominski

Members: Marbert Moore

Communication Committee - Oversees the newsletter, website, and member communications.

Chair: Alan Garcia

Members: Amy Law, Hayley DeArman

Water Committee - Monitors well levels, water sales, and groundwater district matters.

Chair: Larry Drgac

Members: Amy Law

Road Committee - Oversees road crew staffing and maintenance priorities.

Chair: Larry Drgac.

Members: Hayley DeArman

Legal Task Force - Monitors active litigation matters on behalf of the Board.

Chair: Amy Law

Members: Brad Anthenat, Chuck Hinson, Hayley DeArman

Director Application Committee - Composed of the chairs of the other standing committees and task forces. Reviews candidate applications ahead of the annual election.

Budget and Finance Committee - Oversees POATRI's budget, financial reporting, and audit process.

Chair: Linda Shank

Members: Alan Garcia, Chuck Hinson, Trey Penny



Your involvement matters.

Terlingua Ranch is shaped by the people who call it home, own property here, and care about its future. Our task forces and committees provide meaningful opportunities for property owners to share ideas, contribute their expertise, and help shape the decisions and priorities of the Board.

The more property owners who participate, the more perspectives we bring to the table and the more we can accomplish together. Whether you have a little time, a particular skill, or simply an interest in helping move the Ranch forward, we encourage you to get involved and be part of the conversation.

BLAST FROM THE PAST (circa 1969)

Created by cartoonist Stan Lynde, this full-page story was distributed as a special travel and tourism insert across major Texas publications.



Supplement to : Corpus Christi Caller-Times, San Antonio Express-News, Houston Post, El Paso Times, Austin American-Statesman, Dallas News

WE WANT TO HEAR FROM YOU!

Have something to share for the next newsletter? We're inviting property owners to submit articles, updates, or announcements for our next issue. Whether it's news from your part of the Ranch, a project you're working on, or something you think fellow owners should know, send it our way.

We're also introducing a Letters to the Editor section. Share your thoughts or concerns about life on Terlingua Ranch in 250 words or fewer. Submissions may be edited for length and clarity, and publication is at the editor's discretion.

Send submissions to Alan Garcia, Editor, at a.garcia@poatri.org by November 15.