



P.O.A.T.R.I.

Property Owners Association of Terlingua Ranch, Inc.

PO Box 638 Terlingua, TX 79852

(432) 371-3146

QUARTERLY BOARD OF DIRECTORS MEETING

Saturday, October 31, 2026 • 10:00 AM

Bunkhouse, beneath the Bad Rabbit Café

CALL TO ORDER

1. Call to Order – President
2. Roll Call – Secretary
3. Invitation for Public Service Announcements – President
4. Acceptance of Minutes – July 25, 2026 Quarterly Board Meeting

OFFICER, MANAGEMENT, AND COMMITTEE REPORTS

5. President's Report
6. Operations Manager's Report
7. Treasurer's Report
8. Budget & Finance Committee Report
9. Road Maintenance Committee Report
10. Water Committee Report
11. Communications Committee Report

OLD BUSINESS

12. 3-Mile Project Update
13. Generator Discussion
14. Discussion and Possible Action Regarding Director Vacancy Appointment Eligibility Following Resignation
15. Discussion and Possible Action Regarding Board Eligibility Limits for LLCs, Entities, Joint Owners, or Common Ownership Groups
16. Lawsuits – Discussion and Update

NEW BUSINESS

17. Discussion and Possible Action Regarding the Continued Need for a Safe Deposit Box and Potential Removal of Related Requirements from the Bylaws and Policies & Procedures
18. Discussion and Possible Action Regarding CPI-Based Increase to 2027 Annual Assessments
19. Action Regarding Banking Resolutions and Authorized Signatories for the New Operations Manager
20. Discussion and Possible Action Regarding Dissolution of the Road Maintenance Committee
21. Discussion and Possible Action Regarding Amending the Procurement Policy to Increase the Threshold Requiring Three Sealed Bids from \$10,000 to \$20,000
22. Discussion and Possible Action Regarding Eligibility of POATRI Employees and Spouses of Employees to Serve as Candidates for the Board of Directors
23. Discussion and Possible Action Regarding Recommendations from the Document Review Task Force, Including:
 - Correction of Typographical and Grammatical Errors in the Bylaws and Policies & Procedures
 - Possible Incorporation of the Directors Handbook into the Bylaws and Policies & Procedures
24. Drawing of Candidate Names to Determine Ballot Placement
25. Other Items as Needed

PROPERTY OWNER INPUT

26. Property Owner Input – Sign-Up Sheet Available at the Back of the Meeting Room

ADJOURNMENT

27. Adjournment

Ranch Manager

Email: manager@terlinguaranch.com