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

Property Owners Association of Terlingua Ranch, Inc.

PO Box 638 Terlingua, TX 79852 (432) 371-3146

POATRI DIRECTOR APPLICATION

Applicant Name: Andy Guenther **Date:** 10/29/2026

Email: texas347@hotmail.com **Phone:** 9726930875

Tract Number: 1260 **Year Purchased:** 2013

** Questions marked with an asterisk will be included on the paper ballot sent to members.*

*** 1. Why do you want to serve as a POATRI Director?**

Serving on the POATRI board will give me the opportunity to give back to the people, the land and the community that have given so much to me. Whether you are someone who prefers to know your neighbors and socialize, or someone who simply enjoys the remoteness and solitude this area offers, we all share something in common - our love for this part of west Texas.
My goal is to take a common-sense approach to preserve the original character, while working diligently on what needs improvement, so that the ranch is around for many generations to come. Road maintenance/access, maintaining valuable services in the lodge area, addressing annual dues concerns/issues, water, and being fiscally responsible with every single dollar are my top priorities.

*** 2. What skills, knowledge, or experience would you bring to the POATRI Board?**

I grew up on a working cattle and sheep ranch in south central Texas. Roads, easements, water access, wells, boundaries/fences and more were all part of everyday life. I graduated with a degree in the college of engineering from Texas A&M University in 1997. Since then, I have had the opportunity to work for start-up companies, Fortune 100 companies & those in between. Working my way up to senior leadership roles in various organizations, I have built and lead large, high performing teams. I did this by genuinely caring about people, listening carefully to others and making clear decisions. Solving problems, conflict resolution, uncovering inefficiencies and getting people to work together in the same direction are all things I am passionate about.

*** 3. Describe your involvement with Terlingua Ranch and any relevant board, leadership, or volunteer experience.**

I have not had any prior involvement with Terlingua Ranch.

Aside from the professional experience listed above, I have served and volunteered in many different organizations. My local church, Scottish Rite hospital, automotive organizations (Texas A&M Sports Car Club), healthcare organizations (physician recruiting, staffing and medical device related) and sport teams are all areas that I have had an opportunity to contribute in a volunteer or leadership capacity. Leading a Relay for Life team for the American Cancer Society was one of the emotional highlights.

I look forward to meeting fellow landowners, listening to their needs, and finding a way forward.

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4. How long have you owned property on Terlingua Ranch, and do you reside here full-time, part-time, or not at all?

☐ Full-time ☑ Part-time ☐ Not at all

5. Are you a current Director seeking reelection or a new applicant?

☑ New applicant ☐ Incumbent

6. If elected, would you be willing to serve as an officer of the Board? If yes, which officer position(s) would you be willing to fill?

☑ Yes ☐ No

☐ President ☐ Vice-President ☐ Secretary ☐ Treasurer

7. What do you believe should be POATRI's top priorities over the next three years?

1. Access to Land / Road Maintenance - I've dealt with this personally on my tract and I look forward to refining our processes so that we can impact as much ground as efficiently as possible.
2. Dues - I understand the annual dues come with many strong opinions. I have several ideas around how we might be able to solve for this ongoing dilemma.
3. Water - providing it for those who need it
4. Making sure that guests on the ranch fully respect our roads, owner's properties, wildlife, etc.
5. Ranch/lodge Services - We personally use the restaurant, pool, have guests stay in the lodge on occasion, and have camped and used the showers many times prior to completing our cabin. This is a real value-add for landowners and it deserves to be well managed and to progress as needed.
6. Transparency - some decisions are difficult to make. But decisions need to be made. Allowing owners to understand what information you had available to base your decision on is very important.
7. Litter - I've noticed more and more cans, trash and other items on roads. We could consider a clean-up day every year to keep this from building up.
8. Paving the ranch road - I'm an advocate of having the last few miles paved. I'd like to work with the county, etc. to see this through.

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Certification

1. By signing this application, you agree to comply with the POATRI Director Code of Ethics and Standards of Conduct; certify that the information provided is accurate; certify that you are not related to, or in a business or professional relationship with, any current Board member; certify that you do not share a primary residence with a current Director; and agree to faithfully discharge your duties under the Bylaws and Policies and Procedures Manual if elected.

Signature: _____ **Date:** 10/29/2026

Printed Name: Andrew J. Guenther

Other Bylaws Provisions That Function as Eligibility Gates

2. **Bylaws §4.02(a) —** Directors must be duly elected by Members in Good Standing, or Board-appointed to fill a vacancy.
3. **Bylaws §4.02(b) —** No Director may serve more than two consecutive elective terms; someone term-limited out cannot be appointed to fill a vacancy for one calendar year after the last term expires.
4. **Bylaws §4.06 —** A candidate must be a Member in Good Standing to obtain and submit an Application for Director.
5. **Bylaws §4.05, closing paragraph —** A Director previously removed under §4.05 must meet §4.02(b) and §4.04(a)–(c) to requalify as a future candidate, and only after the balance of the original term plus one additional term has passed.

Submit Completed Application

Email the completed application to the Manager at **manager@terlinguaranch.com**

Please retain a copy of your completed application for your records.