

Around the Ranch

Property Owners Assn. of Terlingua Ranch Inc.

POB 638 Terlingua, TX 79852

Telephone: 432-371-3146

TerlinguaRanch.com POATRI.org



2011 Board of Directors

November 2011

Our New Ranch Manager

Ranch Gift Shop

If you are looking for that special gift that reflects your love for Terlingua Ranch, our gift shop has a good selection. Pictured below are one of the bandanas and some of the custom jewelry available. Water coupons are also available.



Marilyn Anthenat & Cash with first Bandana



Terlingua Ranch jewelry (photo: Ginny Viles)



Vanessa Boyd is a sixth generation Texan, she was born and raised in Dallas, TX and received her B.A. from Centenary College in Louisiana. Vanessa has lived and traveled around the world and takes an interest in languages, communication and culture. She has also managed production schedules, teams, employees, and contractors, and has worked in the private sector as well as non-profit fields.

Vanessa came to the Big Bend region shortly after college for an internship in adobe with Simone Swann, and stayed on in the area working in the national park and in Terlingua, one of her "favorite places on the planet". As Ranch Manager for POATRI, Inc., Vanessa is excited to be a part of the Association as it continues to grow in its efficacy and service.

Manager's Report

It's been a great first few months here at the Ranch and although there is much to learn, we are already on our way to getting ourselves organized. We are functioning with a full office staff for the first time since the re-open: Pam Gordon is our Front Desk Coordinator and is a cowgirl extraordinaire; Laura Chapman is our Bookkeeper and rejoins us with a fabulous resume in bookkeeping and accounting; Andrea Hinkle remains our passionate Property Owner Services staff for all your POA questions; and myself as Manager.

We have been working hard on getting our water system paperwork and regulations backlog caught up, and we are finishing that up now. Mother Nature in all her wisdom gave us a break in the water line recently that taught us a great deal of new information on our distribution system.

Our collections process has been on hold for a while (other than the wonderful owners who pay when you get billed – thank you!). We are gearing up to get our POS manual updated and get back on track with collections and communications by the New Year.

As you (hopefully) know, we are asking for all property owners to send in your email addresses. We are moving our newsletter to an online format to save on mailing costs. We are also going to start a mailing list for local events and time sensitive announcements that will be open to anyone interested. Currently, the paper copy newsletter is limited to the account owner listed on the deed of property. For all family and friends of the Ranch, you are encouraged to visit our Facebook Page (Terlingua Ranch) for news and updates.

We have a cabin renovation offer which is very exciting, and we have been working very hard on identifying key health and safety repairs and maintenance for priority, as well as very basic aesthetics, for our cabins and grounds. There is a lot of work to be done since very little has been done over the last 30-40 years in terms of capital upgrades to our infrastructure. We hope more owners who enjoy the cabins and Lodge area will contribute what they can to this effort. Our staff is ready at the helm.

Our reservations are filling up fast, so if you plan to visit this winter, please call now!

Our Road Crew has been doing a fantastic job, not just

maintaining, but actually rehabilitating our extensive network of roads. We've only registered about 2 out of our "normal" 12 inches of rain per year here in the Chihuahuan Desert this past year, and it has been hard on the land. Many people assume that a dry year is a good year for road maintenance, but it cuts both ways. With no water, we lose a great deal of our precious dirt to the wind, and what we're left behind with are rocks.

Our Café is again going to go through a change as we are losing Ms. Judy Unruh who valiantly led us through the reopening of the Bad Rabbit Café this year. We look forward to finding a new lessee to take over our second year running.

Hunt season is upon us, and we are much more prepared than last year, so we hope everything runs smooth this fall.

Our Suber lawsuit is going to trial (see accompanying article) with District Court Judge Ables presiding. Judge Ables has made it clear he recognizes that this case will affect all of our owners and we look forward to having a ruling to settle the controversy of gating on Ranch roads.

As always, we have a tight budget. I'll be meeting extensively with our Treasurer and Budget & Finance Committee over the coming weeks to prepare for the 2012 budget, looking for ways to do much needed work within the revenue stream we're provided with.

Vanessa Boyd

Manager

POATRI, Inc.

Terlingua Ranch

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Treasurer's Report

POATRI procedures require the yearly assessment rate be adjusted according to a defined cost of living increase; therefore, the defined cost of living adjustment is four and three tenths percent (4.3%), which equates to a new yearly assessment of \$165.64, to be effective for the calendar year 2012 and reflected on the annual upcoming assessment billing.

Marbert Moore, Treasurer

Link to financial reports:

<http://www.poatri.org/financialsindex.html>

President's Report

Well, it's almost December and we are quickly wrapping up another year at Terlingua Ranch. Lots of great things have happened this year. The lodge areas are all open and running smoothly.

The roads look great and we're getting a lot of compliments from all the owners on them, thanks to Dennis and Chris. The ranch is fully staffed with an awesome group of people. We have a new Manager, Vanessa Boyd, who is working with the staff and the Directors to provide some much needed organization to various areas on the operations side of things! We have some regular activities happening on a monthly and sometimes weekly basis. Property Owners potluck on the 3rd Thursdays of each month, Movie nights at the Bunkhouse, Book Club, Dance lessons, live music, and more. Check out the Terlingua Ranch website for more details. It's hard to believe that my three years as a director volunteer are almost at an end. I have seen a lot of change in the last three years and am very proud to say, most of it is really good!

I was really nervous about a week or so before the October board meeting when we hadn't received any applications for new directors, but everything has worked out fine and we have a full ballot with plenty of great applicants for you to choose from. (All full applications are available to view online at the POATRI.ORG site) It's too bad we can only choose 3. I can tell that the board will have a great team to start the new year with and I hope that property owner participation in voting shows an increase in numbers. Please look for your ballots to arrive by mid December, and if you are a property owner in good standing and don't receive your ballot, get online at the POATRI website and check the voters list to make sure your name is on there. If your name is not on the list and you are a member in good standing, please contact the office to request a new ballot as soon as possible. Most of all, please show your support for the ranch, your home, by voting.

Included with the director election ballot this year will be a LONG ballot with changes to Article 3 of the Association Bylaws. Some of the changes are simply cleaning up a typo or a clarification with more correct verbiage, some changes are to keep us in compliance with state law, and some changes are NEW options for you to choose from. There are a total of 18 different places for you to vote or choose the language that you think is best.

The FIRST choice will always be the box to check if you want to KEEP THE SAME LANGUAGE as we currently have (with maybe a very small change for a typo or legal change). The next choice or choices will be a change that

the directors worked on and that a majority of directors voted for as an option for you to select. Once the ballot is ready to mail out, we will also create a link from the POATRI.ORG webpage where you can compare all the proposed changes. It is important for you to read through the ballot carefully and consider your options and what is best for all owners as you cast each vote. Again, it is REALLY important for all members in good standing to VOTE, please take the time to return the ballots to the PO BOX on time. All mailed ballots must be RECEIVED in the PO Box by Friday January 27th at 5pm.

Thank you for allowing me to serve the ranch and the owners for the last three years. I have enjoyed working with all of you and want to let you know that I have withdrawn my name from the list of candidates to support our new candidate applicants in bringing new ideas and expertise to our ranch. We still have a ways to go to bring it back in full glory and I know with YOUR help we can do it together! Hope to see you around the Ranch!

Tanya Phillips, President

POATRI BOD

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Wi-Fi at the Ranch



Steve, Dean and Val installing the Wi-Fi

Thanks to Marbert's research and time and the installation shown above, we now have wi-fi available at the lodge area.

The coverage area is 360 degrees around the office and range up to 1 mile. Under good conditions, the download speed is 3 meg capable DSL.

For info on how to use the system, contact Andrea or Pam at the office.

Board meeting news

Treasurers Report Marbert Moore gave the treasurer's report. He announced that there is \$77,000 in the Bank from 2010 surplus. It is for pending lawsuits with the remainder to be used for Capital Improvements. Income this year from the lodge is \$63,000. As of the date, we have 2,364 paid assessments, or 63% of billed assessments.

Tanya introduced our Manager, Vanessa Boyd, for anyone who did not meet her Friday.

Manager's Report and Road Report Summary: Vanessa reported on the successful repair of a water leak last week, as well as securing a contract for TCEQ TCR samples and overnight sample delivery. The new owners of the Christmas Mountains requested to have the chain and lock removed from their property. A representative from the Sul Ross Police Department, escorted by Sherriff Ronnie Dodson came and we cut the chain and locks and the invalid GLO sign and gave those into the custody of TX University System. She will be presenting her budget requests to the B&F committee soon for both the 2012 budget as well as capital improvements. In addition to expenses for infrastructure and grounds, she will also be asking for money for POS collections processes. The next couple of weeks will be spent finalizing the drafts of our new data forms for water records, getting a working version of Tripod and testing ballot and billing, preparing for the Newsletter.

Committee and Task Force Reports

Audit –Dan Patchin was glad to be able to begin work on the Committee. The committee has completed the property audit. Diana Wysocki will be doing cash drawer audits. Dan has been working on auditing line item allocations. Both Chuck Corrao and Diana are due to rotate off the committee. Dan is looking for volunteers.

Budget and Finance-The Committee has begun the 2012 Budget process and that will continue through the end of the year.

Communications Committee- The next issue of the newsletter will go to press November 15th. There will probably be a fair amount of information on the upcoming election and ballot items. We will be doing an intro of our new manager for those members who can't get here to meet Vanessa. We will be introducing a new concept-adopting one of the cabins for renovation. In the first 2012 quarterly newsletter, we hope to put in an article on water collection and wildlife guzzlers. Our Facebook page has been re-activated and the manager is working with the Communications Committee to develop an overall strategy to co-ordinate and keep up to date the various places we have a media presence.

Hunt – Jeff Daly will be on premises to assist game

wardens and property owners throughout hunt season. Jim Miller has agreed to help, and Jeff would appreciate one more volunteer.

Airport- Vern reported there was no activity this quarter, however, when the work on the Smith well commences there will be an outage.

Road Issues Task Force: Charlie said no issues had been brought to him.

Participation by Property Owners

Several property owners spoke to road issues. Barbara Trammel commented on the reflection of the poor economy on our assessments. She encouraged us to get our collections going. Tanya said that we are getting the manager set up to do so. Chuck Corrao asked us to get our properties in the auction account up and going and requested we expand where we post our auctions. It is already being done. Owners asked about the restaurant lease and were told that Judy, the current leasee has decided not to renew and we will be posting requests for proposals for a new leasee. Randall asked for all candidates to watch as the vote was counted. All ballots go to an independent vote counter to ensure a secret ballot. There is a policy in the P & P for canvassing the vote and Randall was referred to it.

New Business

Tanya updated the status of current lawsuits. Jan.9-11, 2012 the Suber lawsuit goes to trial in Alpine; the other gating suit is awaiting the outcome of this trial. The Mead lawsuit against POATRI that was dismissed is being appealed. It is covered by our insurance.

The Board met on Friday October 28, 2011 to do a 60 day Manager's evaluation. The result of the discussion between our Manager and the Board was a vote of confidence. The Board feels she is growing in the job and is pleased with her progress. All Board members were present, except for Randall Williford.

Sunday Meet and Greet Director is Jeff Daly. He will have a GPS available and will show folks how to use them and help them find their property. Meet and Greet is held the last Sunday of each month.

Article 3 discussion

There were resolutions amended and introduced regarding the changes in article 3 of the bylaws. All these may be viewed in the full minutes on the POATRI.org website.

BOD candidates

6 Applications were received by the deadline. All candidates were checked through TRIPOD and are members in good standing and have met the requirements for being a candidate. The candidates in alphabetical order are:

Don Ferguson, Tom Goff, John Gray, David Krueger, Don Mahan, Gene Stangle

Candidates for the 2012 Board of Directors Election

We will be electing 3 new board members to fill the vacancies left by our outgoing Board members. Complete information regarding each candidate can be found on the POATRI website at:

<http://www.poatri.org/ElectionIndex.html>

Tom Goff

Gene Stangle

Don Mahan

Don Ferguson

John Gray

David Krueger

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Suber Trial - Updates as of November 21, 2011

Message from our attorney: The court has reset the trial in the case due to a medical issue for the defendant's attorney. The case is set for trial on January 9-11 2012. Mr. Valentine, Ms. Weaver's associate said the December trial date is not going to happen due to Ms. Weaver's medical restrictions.

<http://www.poatri.org/suberhearing.html>

MEMORIAL CABIN UPGRADE

"My father, Frank Paul, purchased land in Terlingua Ranch back in late 60's to bring customers out to hunt. It turned into much more when the whole family would come out to hike, swim, dance, horseback ride, etc. several times during the summer. He passed away in 1972; however, we kept the land in the family and my husband and I brought our own kids out here to enjoy the wide open spaces and escape city life and all the electronics that go with that. We usually stayed in cabins 33/34 and have fond memories of those vacations. So, it goes without saying we wanted to see these cabins stay around for the next generation. We have pledged an amount of money towards that cause and hope this may inspire others to do the same.

Many regards,

Mike and Delayne Sigerman"

Swimming pool Keys

On January 1st the swimming pool will be re-keyed for the new year.

If you would like a new key, they will be available at the office for \$25.

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The Ranch Road is Now RV Friendly

Our road maintenance foreman Dennis is happy to announce that the last three miles of the road to the ranch have been rehabilitated. This means that you can now bring in your RV, horse trailer, etc. with the knowledge that it will still be in one piece by the time you arrive.

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PLEASE !!!

Send us your email address so we can update your records and send your newsletter via email. This will **SAVE \$\$\$** that we can use for other ranch projects and improvements. Send to propertyinfo@terlinguaranch.com



Elections are coming in January!

Check the following to ensure that you can vote in the upcoming January election:

- Is my address correct?
- If I am a new property owner, have I completed the process necessary to be included as an owner in the POATRI database?
- Am I current on all my fees and assessments?
- Make sure that to complete the ballot and mail the entire ballot back to the address listed on the ballot for receipt no later than 5:00 pm January 27th, 2012.
- Remember that mail delivery is not consistent during the Christmas season so mail early to ensure receipt.
- Ballots can only be received at the address printed on the ballot. Receipt at any other address will invalidate your ballot.
- If you have not received an official ballot from POATRI by 2 weeks prior to the election, call or contact the Ranch office.
- Make sure that your friends who own properties here have received their ballots, encourage everyone to VOTE.

IMPORTANT JANUARY, 2012 ELECTION REMINDER

This ballot package includes TWO ballots for the January 28, 2012 election.

A 2-page ballot is for the election of directors to fill the three vacancies effective January, 2012. The other 6-page ballot is for a vote on each of the proposed changes to Article 3 in the Bylaws.

It is important that members participate in the upcoming election to fill vacancies on the Board of Directors and the Article 3 changes. Please VOTE.

The Voters List for this election has been posted on www.poatri.org. A list of the names of ballots received, but not how each member voted, will be posted after the election.

Dance Lessons- Beginner Two Step Level 1

Classes will start next year to be held at the Terlingua Ranch Bunkhouse. Instructors Ed Marcato and Kathy Pothier.

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Tales From the Past (Fall 1981)

HEAVY RAINS CAUSE ROAD PROBLEMS

We've really had the rain this year, as much as 11 inches in October alone. The country is green and vegetation is still coming up because the temperatures have been mild. Ament Lake is full, dirt tanks are full and everything looks just beautiful. The only negative attached to the rains is the damage done to the road system. Getting around is slow, and roads in general are in poor condition. We are faced with the task of rebuilding a good portion of the system. The work we've done this summer is gone so it looks like the road maintenance crew will be busy this coming year. Mike asks that if you're planning a visit to Terlingua Ranch, please let him know ahead of time so he can check your road and fix it if necessary, a ranch spokesman said.

(These articles are scanned directly from old issues)

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Creosote Bush



The Creosote (*Larrea tridentate*) is a bush native to all southwest deserts. It is distinguished by a small yellow flower and dark green leaves. When the leaves are crushed or wet after a rain they give off a distinct odor of creosote. Some cultures have found medicinal uses for the leaves.

'One of the creosotes interesting abilities is that it inhibits the growth of other plants in a large area around itself. This provides the plant with more water and nutrition resources for growth that can give a colony up to 11,000 years of life.

A colony of this age was found in the Arizona desert.

Ranch Staff and Services

Ranch Staff:

Andrea Hinkle: Property Owner Services

PropertyInfo@TerlinguaRanch.com

Pam Gordon: Front Desk Manager

frontdesk@terlinguaranch.com

Dennis Nance: Road Crew Foreman

371-3146

Dean Bucher: Maintenance

371-3146

Val Jahns: Maintenance

371-3146

Cindy and Steve Johnson: Contract housekeeping

371-3146

To request road service call the office at 371-3146

Board of Directors

Tanya Phillips

Board President

tanyamp@austin.rr.com

Vernon Stump

Vice President

Vernonstump@gmail.com

Marbert Moore

Treasurer

mgm.ii@sbcglobal.net

Dori Ramsay

Secretary

tdramsay@gmail.com

Jeffery Daly

j.daly@ix.netcom.com

Paul Burger

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Charlie Oakes

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Frank Oxsheer

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Randolph Williford

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CALENDAR OF EVENTS

RANCH POTLUCK

BAD RABBIT CAFE

3RD THURSDAY EVERY MONTH @ 6 PM

BRING YOUR FAVORITE DISH AND UTENSILS

BOARD MEETING

RANCH OFFICE

10:00 LAST SATURDAY - JAN, APR, JUL, OCT

PRE-MEETING WORKSHOP FRIDAY AT 1:00 PM

Reading Round the Ranch

Bad Rabbit Café

1st Wednesday Every month @ 6 PM

Movies at the Bunkhouse

2nd and 4th Wednesday Every month @ 6 PM

CPR Training

January 17th 8AM-1PM and 19th 1-5 PM

This is an 8 hour class in 2 sessions and will earn the AHA CPR card. Total cost \$10. Call the office @ 371-3146 to register

New Year's Eve Party

Bad Rabbit Cafe

POATRI
PO Box 638
Terlingua, TX 79852

BULK RATE
US POSTAGE
PAID
PERMIT NO.
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Mailing Address
Street Number and Name
City, State 98765-4321