



Around *The* Ranch

Q3 2018

Manager's Report

July of 2018 marked the two and half years since I was hired as Ranch Manager. Since that time, we have made historic leaps and bounds in increased revenue, bringing the supplemental side of the operation into the black.

We have a new member on the road crew, Mike Gray, who is a property owner and comes to us from the Hill Country. Mike is highly experienced with big machinery and brings a lot to our team. We also have hired Jeremy Outler to add to the team who will be our second Swamper and has a mechanical background as well.

In 2017 and 2018 expended over \$80,000.00 on capital improvements and asset purchases without using a single dollar of reserves. It was all done directly out of operating revenues. We are now completing on our last two room renovations, turning these rooms into handicap accessible rooms.

As of June 30, 2018, we have a net income of \$109,000 in supplemental net revenue. In August we purchased a new used motor grader for the roadcrew. This expenditure came directly out of operating revenue as well. As I work to create the budget for next year, we look to continue this trend upward, and hope to implement several new projects under capital improvement!

The large growth in business has brought increased challenges and demands on the staff. There has been a huge learning curve for the office and the service staff, to keep up with the increase in business and rising expectations. The great reviews of our staff are shown in the many online comments that we receive on sites such as Booking.com, TripAdvisor, Facebook, and Google. These websites are bringing major national and international exposure to Terlingua in general.

Our staff continues to excel to meet the needs of these demands. If my staff or I can do anything to better our service, please come and speak with me directly. We earnestly want to make Terlingua Ranch Lodge the best POA resort in Texas.

LODGE HOURS & ANNOUNCEMENTS

Ranch Office Hours

We will be expanding office hours soon!

8a.m. to 5p.m. DAILY

432.371.3146

432.371.2416

Bad Rabbit Café News & Hours

Monday Night Football in The Bunkhouse, Football menu served till 8pm, Beer sold till 9pm.

Regular Hours

Sundays

7 a.m. – 7 p.m.

Monday 7a.m. – 9p.m.

Tuesday - Wednesday

7 a.m. – 7p.m.

Thursday – Saturday

7a.m. – 9 p.m.

Ranch Pool Hours & Rates

The pool is open until November

\$25.00 for Property Owners

or \$5.00 per day per person.

Lodge Rates for 2018

Cabin Rates 95.00 + Tax 1-2 PPL

Cabin Rates 99.00 + Tax 3-4 PPL

Upper RV Site Rates 28.00

Lower RV Site Rates 24.00

Campgrounds – 8.00 Per Person

President's Report

TCEQ and water system improvements update: After reviewing the three bids received, the Board approved hiring Derek Turner with Jacob Martin Engineering. Although based in Weatherford and Abilene, they have experience with projects in our area including Lajitas and Study Butte Water Supply Corporation. Mr. Turner did an on-site assessment in March and has requested an extension on TCEQ's compliance deadline to correct concerns and submit as-builts. On April 4 we received an update that TCEQ had only granted an extension until the end of July and Mr. Turner stated he will push to meet the deadline. On June 6, 2018 Mr. Turner submitted his engineering report to TCEQ. His report included a response to the 02-16-18 letter from TCEQ, map and sanitary control, record drawings, property deed, State of TX well reports, U.S. Geological survey 7.5-minute topographic quadrangle map, pump test, bacteriological analysis reports, and a chemical analysis.

Racythings Enterprises, LLC owns the Terlingua racing team trademarks, logos, and copyrights including certain logos used around the ranch and café. The Board recently held a conference call with our attorney and, with the recommendation of our attorney, voted to continue on as before with the existing Agreement.

Attorneys representing TSUS and POATRI have reached agreement and we can now issue permits for guests to enjoy the Christmas Mountain. The permit package will include the one-day permit, a liability release for adults and a liability release for minors in the group, and the TSUS rules and regulations.

The new non-potable well has been drilled and water was reached at approximately 300 feet at the rate of 10 gallons per minute. As a temporary conservation measure, water sales are increasing to a maximum per property owner account of up to 2000 gallons per month with no transfers and no carryover. Based on the recovery rate of the non-potable wells, ranch

management may need to limit total water sales per day. There will be no water sales to non-property owners. People delivering water to other property owners must show written permission from that property owner for each delivery. Efforts to conserve water and become better stewards of this resource are being evaluated including additional water conservation measures, water catchment systems, water conservation in bathhouse and other ranch areas, and possibly increasing water rates. We welcome your input; please share your ideas and suggestions with Anita.

On Thursday, June 7th Tom Griffith from Rio Grande Council of Governments visited the ranch to meet with Dennis. Their goal is to research missing or incorrect road names listed on the RGCOG 9-1-1 maps.

Seeking Candidates for Board of Directors: We are looking forward to the next Board of Director election and are actively seeking qualified candidates to run for one of the available seats which will be open in January. To be eligible, a property owner must (1) have continuously owned property on Terlingua Ranch for at least one year; (2) be a member in good standing; (3) not be a POATRI employee; and (4) not be related to another Director or to a POATRI employee. Directors have a responsibility to always act with the best interests of POATRI in mind and a legal duty to not take any action that places the interests of others above the interest of POATRI. Directors are required to attend at least three of the four quarterly meetings each year. Up to five nights complimentary lodging, subject to availability, is offered to Directors during the quarterly meetings. If you are interested in participating, but do not want to serve as a Director, there are openings on the Budget and Finance Committee and the Audit Committee. Applications for Director will be available beginning September 1st. A link to the application will be available on the poatri.org website; applications will also be available at the office. Applications are due at the ranch office no later than 5:00 pm on October 26, 2018. If you are interested in becoming a candidate and would like more information about the duties and responsibilities of being a Director, please call any of the current Directors whose names are listed on the poatri.org website. Information is also available on the www.poatri.org website under the Library tab.

2018 Board of Directors

Marilynn Anthenat: President
mka@gice.us

Yvonne Diaz: Vice President
yve.diaz58@yahoo.com

Chris King: Treasurer
cking@weevil.us

Kathy Pothier: Secretary
kpothier@bigbend.net

Bill Vogl
txvogl@yahoo.com

Russell Bundy
emailforruss@gmail.com

Billy Ellis
Billy_5757@msn.com

Carolyn Small
Carolyn2430@gmail.com

Staff

Anita Goss: Ranch Manager
manager@terlinguaranch.com

Calvin Glover: Front Desk Supervisor
frontdesk@terlinguaranch.com

Kelly Dayton: Property Owner Services
propertyinfo@terlinguaranch.com

Larry Goldenthal: Administrative Assistant
assistant@terlinguaranch.com

Staff Continued...

Denese Jones: Book keeper

Dennis Nance: Road Crew Foreman

Michael Gray: Road Crew Operator

Jake Merrill: Road Crew Swamper

Jeremy Outler: Road Crew Swamper

Chris Smith: Front Desk

Julie Villalobos: Housekeeping

John Dominic Kelly: Laundry

Darrell Sutton: Supervisor/ Cook

D'Andre Williams: Cook

Tanner Poehls: Cook

Michael Grissom: Prep/ Dish

Teigh Niver (Poppa T): Prep/ Dish

Blakely Bowen: Server

Lisa McJunkins: Server

Wes Abbott: Maintenance Supervisor

Klaus Thiel: Maintenance

Jeff Trommer: Maintenance

Chris Bowen: Water System

Dean Bucher: Security

From the Desk of Kelly Dayton

Hi everyone! We are just a few days away from fall and that means much appreciated cooler weather, busy holiday season and the rain... and we have had A LOT of that this season. Tanks are overflowing, and roads have taken a beating! With every rain the desert landscape changes dramatically. Most of our residents live off dirt roads, we have 1100 miles of them to maintain for our property owners! With a 4-man road crew that work long days to ensure you can get to your land, you can rest easy knowing that they WILL get to you! If your road is impassable, please call the office and submit a road request and you will get taken care of right away.

Lots of events happen here in the fall. Such as Thanksgiving, hunting season, Terlingua Music Bash, Ride for Trails, the arrival of the Shelby's, Dia de los Muertos, the international chili cook off and full moon parties ...it's a busy time here in the Big Bend! In addition to all the events around town, the Ranch Lodge now has Monday Night Football in the Bunkhouse with café and beer specials, a challenging 9-hole disc golf course and a big selection of board games for borrowing.

Please be sure to keep me updated of all personal contact information so you receive newsletters, emails and statements in a timely manner. I wish you all a beautiful holiday season!
Kelly-Property Owner Services

Bad Rabbit Café Thanksgiving

The Café will be open with a Limited Menu of Sausage Biscuits, Bacon Egg Cheese Sandwiches, Cold Cereal and Burritos for Breakfast on Thanksgiving Day from 7am – 9am

Thanksgiving Dinner will be served from 11am – 6pm Thanksgiving Day. We will be serving Turkey and Dressing, Glazed Ham, Sweet Potato Casserole, Mashed Potatoes and Giblet Gravy, Fresh Green Beans, Corn on the Cobb, Dinner Roll, Salad Bar, and Cranberry Sauce. Along with Pumpkin, Pecan Pies or Fruit Cobbler.

Christmas Day at the Lodge

We will have complimentary Gourmet Coffee, Sweets and Danishes in the Lodge Office Christmas Morning. The office will be open at 7:30am.

The Bad Rabbit Café will be open for Lunch and Dinner only Christmas Day. We will be serving a Christmas Special PRIME RIB PLATE and our Regular Lunch Menu Only. Hours will be from 11am – 6pm. Please call the Café for more info. 432-371-2244

New Years Eve & New Years Day

Join us New Years Eve at the Bad Rabbit for a Special Dinner from 5pm – 7pm. We will be serving Hand Cut Rib Eyes, Shrimp w/ Jalapeno Cheddar Grits, and a Quail Salad.

Join us New Years Day for your Good Luck Rabbit Meal Of Cabbage and Black-Eyed Peas with Fried Catfish!!

POATRI Potluck Every Month~!

Join us every Second Thursday of the month at 6pm for our POATRI Property Owners Pot Luck Dinner! We will be on the Patio or in the Bunkhouse. Special thanks to our hostesses Brenda, Kathy and Marilynn.

Monday Night Football in the Bunkhouse

Come watch Monday Night Football with us on the new HD Ultra 65" Screen every Monday in the Bunkhouse, Special Football Menu and Buckets of Beer for 10 bucks! With the new Dish Package, you can also watch tons of college ball too! Bunkhouse open daily 10am to 10pm

Our latest addition to the heavy equipment arsenal



Thanks to increased cabin revenue, we just purchased this Certified Warren CAT 120H used Motor Grader with 3600 Hours on it directly out of supplemental operating revenue. Along with our 4-man team, this piece of equipment has been much needed. We look to purchase another piece of equipment in 2019. Please remember we have 1100 miles of road to maintain. If you need a road request for an impassible road, please contact Kelly Dayton at propertyinfo@terlinguaranch.com All roads are maintained to high clearance, 4X4 accessible standards according to our TRMA.

SLOW DOWN AND SAVE OUR ROADS



POATRI Board of Director Elections are coming up!

The Board of Directors play a crucial role in realizing our goals as an association, neighborhood, and community. As we grow, we continually need visionary leadership that can clear a path for a prosperous future.

As a member of POATRI, “you” have a voice! Please vote in our Annual Board of Directors Election. Make sure your account is current, so your vote will count. Get involved, get motivated, and let’s maximize the opportunities as this next season ushers in a busy and successful year!

Important Election Dates:

September 1, 2018: Applications Available and Applications Accepted

October 26, 2018: Director Applications Due 5:00 pm

November 27, 2018: Ballots and Voters’ List Created

December 9, 2018: Deadline for Printer to Mail Ballots

January 25, 2019: Deadline to Receive Ballots 5:00 pm

January 26, 2019: New Directors Announced

Directors Application available at :

<https://poatri.org/wp-content/uploads/2018/09/2018-POATRI-Board-of-Directors-Application.pdf>

Ballot Instructions:

When you receive your ballot, be sure to complete the ballot and mail it back to the address listed by the deadline. 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 the end of December, call or contact the ranch office at 432-371-3146 or email propertyinfo@terlinguaranch.com

CABIN RENOVATIONS

Years of Dedication

We are very saddened to have lost Randy "Cooter" McLaughlin. Cooter not only entertained us for years with his musical talents and country songs, he also handled all the technology needed to run our board meetings for literally over a decade, it could have been two. I have had the privilege of the last three years getting to know him. I can tell you it's not the same, and he will be dearly missed.

Recent Upgrades around the Ranch

NEW SWIMMING POOL



BUNKHOUSE



MEN'S SHOWER HOUSE



**For all our homesick members,
video clips to enjoy and share**

<https://www.youtube.com/watch?v=q2rYVvP5zVc&feature=youtu.be&t=4m6s>

<https://www.youtube.com/watch?v=kGv075b3Ta4>

<https://www.youtube.com/watch?v=UBlzPxTE2A4>

<https://www.youtube.com/watch?v=WfDLUbV5Vw8>

UPDATE YOUR EMAIL

EMAIL IT TO:

Propertyinfo@terlinguaranch.com

Name _____

Tract # _____

Account # _____

Email: _____

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- Update your email account

Calendar of Events

Board Meetings

The Bunkhouse

10:00 a.m. the last Saturday in January, April,
July and October

Pre-meeting workshop on Friday at 1:00 p.m.

POATRI
PO Box 638
Terlingua, TX 79852

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