

Indian Creek Ranch

Fire Rocksprings 830-683-4111

Fire Barksdale 830-234-3473

Fire Camp Wood 830-597-6100

EMS Rocksprings 830-683-3305

EMS Camp Wood 830-597-4200

Sheriff & Highway Patrol 830-683-4104

Border Patrol 830-683-2255

Game Warden C. Wardlow 210-416-2513

Game Warden Office 210-348-7375



“Hogzilla” by Robert Pauken

Ranch Contacts

President:	Marcus Wieser	(210) 771-3330, marcussatx@satx.rr.com
Vice President:	Randy Stephen	(713) 823-2785, randy@stephenstephenson.com
Treasurer:	Jo Roberts	(830) 834-0884, jo.roberts@pwc.com
Secretary:	Gwen Lanning	(281) 460-3620, gwenlanning@yahoo.com
Wildlife Committee:	Gilbert Carmona	(210) 696-4265, gcarmona@satx.rr.com
Road & Water Committee	Randy Wood	(830) 683-4537, rw09176997@yahoo.com
Webmaster:	Philip Nelson	(210) 863-0360, Philip@newtek.com
Website:	http://www.indian-creek-ranch.org/	

Welcome to new landowners Ben and Kerri Boutwell!

President's Report

By Marcus Wieser

At the Spring Meeting we discussed an alternate date and time for the Annual Meeting. The Board had given this proposed change a lot of thought prior to presenting it: Since many members have a long drive, we thought moving the meeting to later on Saturday afternoon might increase attendance. We also thought that moving the meeting to the weekend before the opening of the bow season would be convenient, since many landowners come to the ranch then to fill their feeders. This change was meant to give people more time to hunt. Based on the positive feedback at the Spring Gathering we decided to move the Annual Meeting forward.

However, given the concerns voiced by members, it sounds like the change did not have as much backing as we thought. Therefore the board decided to move the meeting back to Oct 1. Lunch will be served at 11:30am, and the meeting will start at 12:00 noon. I hope the change does not cause too much confusion.

Due to an extended stay in Europe I will not be able to attend this meeting. Vice Pres. Randy Stephen also has prior commitments. Treasurer Jo Roberts will preside over the meeting, as unanimously approved by the board.

Back in 2014 the Board invited committee chairs and other active members to attend Board meetings and discussions in an effort to create more transparency and to get input from a wider group of owners. One of the topics discussed was the necessary update of our bylaws. Bylaw revisions were made with the help of group input, with a focus on aligning them with the CCRs. The CCRs are legal and binding on the Association. To change those, 90% of

members must agree with the proposed change. The bylaws are written by the Board Members and focus on how to carry out the CCRs. These may be changed as frequently as the Board deems necessary.

At the meeting in January 2016, David Heft raised issues regarding whether the way the ICR Association has conducted its business over the past 10 years was in compliance with the CCRs. The current Board was open and receptive to David Heft's concerns and consulted the Association attorney for an opinion to ensure the CCRs were being followed and the Bylaws supported the CCRs. The Association's attorney replied, finding that the current and past Boards' actions were in line with the CCRs. On March 6, the current Board sent the attorney's reply to David Heft to address each of his concerns. We did not receive a response from David Heft until he replied to the fall meeting announcement. At the same time, some of you received emails from David Heft implying improprieties and inappropriateness by myself and the Board. Gwen forwarded you this email.

To support the Board's commitment to conduct its business in an open and transparent manner, we recently sent an email with the January letter sent by David Heft to the Board stating concerns, and the Board's reply to David Heft's concerns, as written by the Association's attorney.

In order to avoid the spread of misinformation we hope that both these communications will shine light onto the Association's actions.

Please reach out to me or any of the Board members if you have additional questions.

Marcus Wieser

Vice President's Report

By Randy Stephen

Over the 4th of July we had a “perfect storm” hit the water system. Due to the number of landowners at the ranch and equipment failures Phase I, IV/VI all had water issues. When I discovered that my storage tanks were not filling I went to check the new well/storage tanks in Phase IV, they were empty and the pump was running. I made a panicked call to who else but Randy Wood who was already up in Phase I working on their issues, he told me to turn the power off to the pump and he would come by to check it out. Randy came by a little later and that is when my education began. I rode with Randy the better part of 3 hours. As we drove around checking valves and looking for water, Randy tried his best to explain our water system and how it works, he lost me early on and I never caught up. Randy would stop here and there opening valves and closing other valves all the while explaining why he was doing what he was doing. By this time it was all “white noise” to me I was 2 stops back and unable to find my way home. In the end Randy was able to move water from Phase VII to Phase IV sometime Sunday night and my tanks started to fill. As a landowner I now have greater respect for our water system and the “mad scientist” that keeps the water flowing. I hope all landowners understand how fragile our water system can be at times and how important the water is to the ranch as a whole not to mention where we would be without Randy Wood's effort on our behalf.

I want to remind everyone that Randy does all of this as a volunteer, so next time you see Randy thank him for all he does.

Lastly I want to say I agree with changing the meeting back to its original

date October 1st. The board had received comments that due to long drives and not being able to leave home on Fridays, some members were unable to attend our annual meetings held Saturday morning. As you know we held the Spring Gathering on Sunday morning in an effort include those folks. At that meeting those in attendance were asked if they liked the Sunday format; the consensus was that a Saturday meeting was preferred. Keeping the Oct. 1st date and pushing the time to 2:00pm to include Saturday arrivals created certain issues that the Board considered:

- 1) Bow Hunters may have to leave the meeting early to get to their stand
- 2) Those members leaving at end of meeting would be driving around during hunting time, something we have asked members to avoid.

It was decided to move the meeting to a different weekend to avoid those issues and as a plus it would give the hunters time to get ready for opening weekend.

A Win Win for everyone right!-----
WRONG!!!

You spoke loud and clear---we listened. Unfortunately the date change will cause me to miss the meeting but Jo has graciously agreed to preside over the meeting. You're lucky; I know the meeting will go much smoother with Jo at the helm.

One last thought. My first term as Vice President is up so if you are interested being part of a great board and continue to make ICR a premier location in Edwards County now is the time to throw your hat in the ring.

Randy Stephen

Wildlife Comm. Report

By Gilbert Carmona

Texas Parks and Wildlife Department biologist Ryan Schmidt contacted David Heft on Aug. 1, with reports of a dead cow and some dead deer at a ranch in the vicinity, possibly from anthrax. Not much was known beyond that, but Ryan wanted to let us know. That information was emailed to everyone on Aug. 2.

I have copied information on anthrax from the TPWD website, and it is at the end of this newsletter.

This year we plan to conduct the deer census on these date: Friday 8/26, Saturday 8/27 and Friday 9/3. We will need two persons to help with each of the counts this year. If you can volunteer, please let me know at gcarmona@satx.rr.com.

Road & Water Report

By Randy Wood

Roads

The rains came, and then abruptly went! As a result, we did not have our normal June timeframe with road moisture for effective road work. So, as you will notice our roads are not terrible but they are worn.. Over the next few weeks we will try a new approach to address one of our worst areas. We have contracted with a company to use a rock crushing apparatus and other equipment to scrape material from the road edges into the road and crush it to produce a gravel surface. This has been done in a number of places (including CR 520 about 8 years ago) with the result of a more permanent condition. This work will occur in Phase I where we have been unable to find a contractor to haul material up the steep hill and where virtually no material is left to fix the problems.

We will evaluate the results, including the cost, in deciding whether to use this process in the future on other very bad and difficult areas.

As we move into the time when we normally get some rain, we will also use a grading

contractor to address other areas to the extent the budget allows.

Water

We have recently installed a booster pump at a well in Phase I that previously has had limited use. As a result, the main part of the Phase I system is now fed by two wells. This has historically been the most water-short part of the ranch and the new booster pump seems to have improved the situation. One of the Phase I water tanks developed a leak in the side and I had to drain it to attempt a repair. As part of that process, I opened a number of Phase I property valves to try to make good use of the water in the tank. If you find your Phase I valve open, I am the culprit. I am still evaluating the repair so be patient with me.

In addition to the shortages due to the Phase I upgrades and a Phase IV problem over the July 4 time frame, we have encountered the normal summer weekend high water demand and some folks have not had water for a while. While this is discouraging it is a fact of life when the

system can not deliver at the high demand rate that occurs when lots of folks come in over a weekend.

Please call me if you have or see a problem. I don't drive around looking for trouble.

Reminders

- Please continue to submit your harvest data to our wildlife committee. You can either use the mailbox at the front of the ranch, or email Gilbert Carmona directly.
- Please don't forget to turn off your water valves before you leave.
- Please remember that the association water is for wildlife use only and not safe for domestic use.
- Please remember that the speed limit on the ranch roads is 20 MPH. Please do not speed on our roads, as driving too fast is unsafe and wears the roads out prematurely.

Secretary's Report

By Gwen Lanning

If you want to notify other landowners of a lost or found item or item for sale, you can email me and I will send it out to everyone.

My email is gwenlanning@yahoo.com. Our website is: <http://www.indian-creek-ranch.org/>

Treasurer's Report

By Jo Roberts

For the first half of this year, expenditures have been modest. The only significant expenditures have been attorney fees (\$3,000), necessary repairs to the water system (\$3,900), and electricity to power the well pumps (\$1,800). The water repairs were both in Phase I and as they were expected, are funded from our water system reserve. With the aging of the original water equipment, we expect to see more of these costs in the coming years. Total budget spend for the year is \$9,219. Randy Wood has done an assessment of the Association roads so we plan to spend our road budget

on some much needed repairs when the rains return.

Water and road maintenance are our primary costs. This year, they make up 79% of our budget and last year, they consumed 87% of our actual spending.

Since the last newsletter, I have been in the wet, cool climate of British Columbia. I have now returned to Texas and I hope some of the wet weather follows me. It appears that it has been a dry, hot summer.

I look forward to seeing everyone at the fall meeting.

Income and Expense Report - 2016
The Owners Association at Indian Creek
As of August 8, 2016

	2015	1Q 2016	2Q 2016	3Q 2016	4Q 2016	2016 Total	Budget	Remaining
Balance brought forward from 2015:		\$ 49,279.71						
Income in 2016¹								
Annual Assessments	\$ 32,957.81	\$ 29,175.17	\$ 2,584.58	\$ -	\$ -	\$ 31,759.75	\$ 33,066.73	\$ 1,964.95
Other Income	\$ 31.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 32,988.81	\$ 29,175.17	\$ 2,584.58	\$ -	\$ -	\$ 31,759.75	\$ 33,066.73	\$ 1,964.95
Expenses in 2016^{2,3}								
Road Work	\$ 26,614.32	\$ 340.00	\$ -	\$ -	\$ -	\$ 340.00	\$ 16,000.00	\$ 15,660.00
Water System Maintenance	\$ 1,449.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00
Water System Reserve ⁴	\$ 1,408.33	\$ -	\$ 3,918.38	\$ -	\$ -	\$ 3,918.38	\$ 20,000.00	\$ 16,081.62
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Bills	\$ 3,157.26	\$ 710.16	\$ 771.89	\$ 286.13	\$ -	\$ 1,768.18	\$ 3,500.00	\$ 1,731.82
Annual Meeting	\$ 375.37	\$ -	\$ 106.02	\$ -	\$ -	\$ 106.02	\$ 500.00	\$ 393.98
Grounds Maintenance	\$ 943.10	\$ -	\$ 71.41	\$ -	\$ -	\$ 71.41	\$ 1,500.00	\$ 1,428.59
Property Taxes	\$ 920.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ 900.00
Administrative Expenses	\$ 1,894.22	\$ 34.62	\$ -	\$ -	\$ -	\$ 34.62	\$ 2,000.00	\$ 1,965.38
Attorney Fees	\$ 870.00	\$ 2,400.00	\$ 580.00	\$ -	\$ -	\$ 2,980.00	\$ 400.00	\$ (2,580.00)
General Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00
Total Expenses	\$ 37,632.61	\$ 3,484.78	\$ 5,447.70	\$ 286.13	\$ -	\$ 9,218.61	\$ 53,800.00	\$ 44,581.39
Current Balance:						\$ 71,820.85		
Emergency Reserve						\$ (28,000.00)		
Amount Still Available for Current Year (with dues received)						\$ 43,820.85		
Amount Available in Total for Current Year (with dues expected)							\$ 54,346.44	

¹ Income is considered received when it is deposited in the ICR bank account.

² Expenses for labor, e.g., well services or road work, are accrued in the month the work was performed.

³ Expenses incurred and submitted for reimbursement by Owners, e.g., plumbing supplies, annual meeting expenses, administrative expenses, are considered incurred upon acceptance of invoices/receipts by the Treasurer.

⁴ Water reserve includes replacement items for wells, i.e., bladders, pressure tanks & pressure pumps. For 2016 includes two bladders & one pressure tank as budgeted in 2015 but not incurred. No new replacements expected in 2016.

Miscellaneous Business

CALENDAR - Upcoming Events

Lock combination changes will be the first Monday of the month. Emails with the new combinations will be sent out a week before the change, but combinations will not be published in the newsletter.

If you have classifieds or photos to include in future newsletters, please email them to me at gwenlanning@yahoo.com . Next newsletter – November 15, 2016 – or thereabouts.

Wildlife Diseases

Anthrax???

Background

source:

<http://tpwd.texas.gov/landwater/land/habitats/faq/diseases/disease7.phtml>

Anthrax is an endemic bacteria disease in Texas typically found in portions of Crockett, Val Verde, Sutton, Edwards, Kinney and Maverick Counties. It is infectious to all mammals, including humans, and is caused by the bacterium *Bacillus anthracis*. The disease is almost always fatal in deer and livestock. In humans, anthrax is treatable at early stages with antibiotics, but it CAN BE FATAL if it is not treated. Livestock can be vaccinated; producers in anthrax-endemic counties typically vaccinate. Humans can be vaccinated; however, vaccination is not typically recommended unless individuals are at high risk of infection (military personnel stationed in the Middle-east where anthrax could be used as a biological weapon).

Common sense is your best ally in dealing with anthrax. If you locate a live animal or carcass and suspect anthrax, do not touch it. If you do not know what you are doing, find someone who does. Texas Animal Health Commission can provide information on animal cases. Texas Department of Health provides information on human cases.

There are three types of infections possible in humans: (1) cutaneous (skin), (2) inhalational (lungs), and (3) gastro-intestinal (stomach).

Cutaneous anthrax is the most common form of the disease and may result from contact with infected materials (especially body fluids from an infected carcass). Infection is more likely if you have open wounds on your skin. After an incubation period of 1 to 10 days, there will be a blister-like lesion at the site of infection that eventually turns black. Cutaneous anthrax is readily treatable (even if lesions are apparent) with antibiotics. If personnel have been exposed and develop this type of lesion, they should seek medical attention immediately.

Inhalational anthrax is less likely to occur, but is more serious. After incubation (1 - 10 days), the individual may exhibit flu-like symptoms (fever, tiredness, cough, chest pain). Inhalational anthrax progresses very quickly; without early treatment it is fatal. If personnel have been exposed and develop any of these symptoms, they must seek medical attention immediately.

Gastro-intestinal anthrax results from consuming undercooked meat from an infected animal. This type of anthrax is extremely rare. Typical symptoms include gastro-intestinal distress (stomach ache/cramping, etc.).

Anthrax bacteria reside in the soil in many regions of Texas, but epizootics are more frequent in the counties mentioned above. During the warm summer months, when there are rapid changes in climatic conditions (alternating periods of rain and drought), spores of the bacterium can be found at the soil surface and on low-level vegetation where they are readily available for ingestion by livestock/wildlife. The incubation period is between 1 and 10 days. After the onset of clinical signs, livestock/wildlife die very rapidly, in as little as 3-4 hours. Clinical signs include depression, lethargy, and staggering; animals may try to get to water. Live animals

often are not found. The first indication of an outbreak on an individual property typically is when carcasses are located. Often, the carcass will appear to be from an otherwise healthy-looking animal (no signs of prolonged illness).

What To Do...

- If you locate a carcass (or animal displaying clinical symptoms), do not touch or move it. Under no circumstances should you attempt a necropsy.
- Make a determination (to the best of your ability) of how fresh the carcass is.
- Contact the Texas Animal Health Commission (TAHC, numbers listed below) for further instructions. If possible, they will send a veterinarian to collect a sample for laboratory confirmation. The carcass will then need to be burned in place.

Reporting

Anthrax is a reportable disease in Texas. Suspected animal cases must be reported to the Texas Animal Health Commission. Suspected human cases must be reported to the Texas Department of Health.

Contact Information

Texas Animal Health Commission

Regional Office in Beeville (counties in the current outbreak): 1-800-658-6570

Austin Headquarters: 1-800-550-8242

Texas Department of Health

Austin Headquarters (infectious diseases): (800) 252-8239

Online Information

- Confirmed animal cases in Texas: [Texas Department of Health](#).
- [Texas Animal Health Commission, Anthrax Brochure](#) | PDF
- [CDC](#)
- [USDA](#) | PDF