

# 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



White-tails, photo from Jerry Allen

## Ranch Contacts

President:	Randy Stephen	713) 823-2785, <a href="mailto:randy@stephenstephenson.com">randy@stephenstephenson.com</a>
Vice President:	Jerry Allen	(979) 836-1071, <a href="mailto:jsallens2000@gmail.com">jsallens2000@gmail.com</a>
Treasurer:	Jo Roberts	(830) 834-0884, <a href="mailto:jo.roberts@pwc.com">jo.roberts@pwc.com</a>
Secretary:	Gwen Lanning	(281) 460-3620, <a href="mailto:gwenlanning@yahoo.com">gwenlanning@yahoo.com</a>
Wildlife Committee:	Gilbert Carmona	(210)696-4265, <a href="mailto:gcarmona@satx.rr.com">gcarmona@satx.rr.com</a>
Road & Water Committee	Randy Wood	(830) 683-4537, <a href="mailto:rw09176997@yahoo.com">rw09176997@yahoo.com</a>
Webmaster:	Philip Nelson	(210) 863-0360, <a href="mailto:Philip@newtek.com">Philip@newtek.com</a>
Website:	<a href="http://www.indian-creek-ranch.org/">http://www.indian-creek-ranch.org/</a>	



Texas spiny lizard, photo by Jo Roberts

## President's Report

By Randy Stephen

To say a lot has happened since the last newsletter would be an understatement. Marcus Wieser stepped down as president due to an extended stay in Europe and the desire not to be an absentee board member. Marcus was gracious enough to step down prior to our annual meeting to give the membership the opportunity to elect the new president instead of the remaining board members to having appoint a new president. I want to take this opportunity to thank Marcus for his leadership as president. During his term Marcus dealt with extensive road repairs, and aging water system. Marcus also worked with Jo Roberts and Randy Wood to establish long range budgets for the roads and the water system. Marcus has left the association on solid footing for future boards and I thank him for that.

We held our annual meeting on November 5<sup>th</sup>. The attendance was good considering the fact that we had to reschedule. If you were unable to attend you missed a bombshell by Randy and Melinda Wood. They have made the decision to move closer to their kids and grandkids. Their move is expected to be complete by December 9<sup>th</sup>. Needless to say life at the ranch will change for all of us. I wish them well in their next "Great Adventure" and thank them for all they have done to make Indian Creek Ranch a great place to be part of. You also missed a great presentation by our own Jo Roberts on wildlife managing for song birds. It was very informative and short! If you would like to see the presentation it will be posted on our website. Also at the meeting we elected Jerry Allen as Vice President. Jerry has already proven to be a valuable asset to the board and I look forward to working with Jerry, Welcome Jerry.

As you know our Annual Meeting had to be rescheduled due to the severe weather we had on September 25<sup>th</sup>. This was the second major storm to hit the ranch this year. These heavy rains have caused major damage to our road system and have put a strain on our budget. In the last two years we have spent 3years worth of road budget on repairs. On a good note back in August Randy Wood worked with a contractor on a new process for road repairs, it involved crushing existing rock material into road base material. This process was used in Phase One. The outcome has been positive, during the last severe storms PH 1 is the only area we did not suffer damage to the road system. While this process is more expensive upfront the finished product seems to be more durable and may reduce our long term expenses. Going forward the board will work to identify roads that are in need of more permanent repairs and work on a 5-year budget to address this issue. This approach was used on the water system to identify parts that were reaching the end of lifecycle and would need to be replaced.

In closing I just want to say that with Randy leaving the volunteer list just became very important. It will take a group effort to fill Randy's shoes. If you have not signed up please do so. You can email Gwen at [gwenlanning@yahoo.com](mailto:gwenlanning@yahoo.com) to add your name to the list.



Photo of gray fox from the Aldridges.

## Wildlife Comm. Reports

By Gilbert Carmona

As most of you have already noticed, there hasn't been much activity at the feeders during daylight hours due to the great acorn crop this year. This will change once that supply starts to diminish along with our first freeze providing we get it in time.

Also please remember to record your harvest at either one of the two mailboxes as you are leaving the ranch. I understand that most of us are usually in a hurry when we leave and don't have to time to stop. So just simply email myself or Bill Wilson the data at the end of the hunting season or whenever it's convenient to you. This is crucial to our wildlife management plan.

And last but not least, a reminder that our target harvest per 100 acre tract is 4 does and 1 mature buck OR 1 spike. We still need to continue to bring the total population down to the ranches carrying capacity according to our wildlife management plan.

By Bill Wilson

Although I promised an article several months ago on native plants that were good for wildlife, that article has been delayed due to wedding preparations and because of major construction in our home following significant damage from an extended plumbing leak while we were away on our honeymoon. This construction has been ongoing for over 75 days now, and we still have another two weeks of repairs before we are finished.

Despite this, I want to say a few words about wildlife management on our ranch. First, make sure you either fill in the harvest log after you take an animal or email Gilbert and myself the details. This information is extremely

important as we use it, with the census, to help determine harvest recommendations for the next year.

I also plan to come up with some clear objectives for our elk harvest before next year's annual meeting. To help in this, I will ask everyone's assistance in January and August of next year to determine the number of elk we have on the ranch. We will send out a detailed email before January, but basically I will be asking everyone for game camera pictures that month of any elk seen. I'll also be asking for personal observations from our members. We will want to know where the animals were seen, how many cows, calves, and bulls were seen, and how many points were observed on any bull elk (spike, 2x3, 4x4, etc.). It may be hard to avoid double-counting some elk because of their range, but I will do my best to eliminate as much of this as possible.

I hope everyone has a successful hunting season!



Axis deer, photo from the Aldridges.

## Secretary's Report

By Gwen Lanning

First, I would like to thank the people who sent me photos this month – the Allens, the Aldridges, and the Roberts. They look so good, I think we are about ready to produce an Indian Creek calendar!

I usually send emails with lock combination changes toward the end of the month, to notify everyone of the change that will occur early in the following month. With Randy Wood's departure, I do not yet know what the lock procedure will be.

If you would like to put your name on our volunteer list, please let me know. Having your name on the list means that you will get an email whenever there are volunteer needs, and at that point you can decide whether or not you can help.

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

## Treasurer's Report

By Jo Roberts

Expenses in the latter half of this year have been significant. As of August 8 and the last newsletter, we had \$9,219 in expenses. As of November 5, our expenses are \$30,770 and we expect to spend another \$15,000 on road work before the end of the year. Considering our revenue from annual assessments is approximately \$33,000, this will mean an overspend of about \$12,000. Last year, we also spent \$4,000 more than collected in dues. Water and road maintenance continue to be our primary expense, projected to consume 90% of our spending for this year.

Fortunately, we have a healthy reserve but with the departure of Randy Wood, we can expect our yearly expenses for water maintenance to increase. As long as we don't require extensive road repairs again next year, our annual dues are expected to be sufficient to cover our costs.



Wild Turkeys, photo from the Aldridges.

Costs will continue to be closely monitored and reported on to all members through this newsletter and at our meetings so we can collectively make decisions to ensure we maintain a reserve for emergencies like this year's flood, and perform the necessary repairs to the water system and roads.

For those who didn't make it to the annual meeting, we have a few important decisions made regarding the timing of meetings and sharing our contact information with other members of the Association. Please read the minutes and emails that Gwen is distributing to stay informed.

I hope everyone has a great Thanksgiving.

Regards,  
Jo Roberts, Treasurer

**Income and Expense Report - 2016**  
**The Owners Association at Indian Creek**  
*As of November 5, 2016*

	2015	1Q 2016	2Q 2016	3Q 2016	4Q 2016	2016 Total	Budget	Remaining
<b>Balance brought forward from 2015:</b>		\$ 49,279.71						
<b>Income in 2016<sup>1</sup></b>								
Annual Assessments	\$ 32,957.81	\$ 29,175.17	\$ 2,584.58	\$ -	\$ -	\$ 31,759.75	\$ 33,066.73	\$ 1,964.95
Other Income	\$ 31.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 32,988.81</b>	<b>\$ 29,175.17</b>	<b>\$ 2,584.58</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,759.75</b>	<b>\$ 33,066.73</b>	<b>\$ 1,964.95</b>
<b>Expenses in 2016<sup>2,3</sup></b>								
Road Work <sup>5</sup>	\$ 26,614.32	\$ 340.00	\$ -	\$ 17,000.00	\$ -	\$ 17,340.00	\$ 31,000.00	\$ 13,660.00
Water System Maintenance	\$ 1,449.62	\$ -	\$ -	\$ -	\$ 469.01	\$ 469.01	\$ 1,500.00	\$ 1,030.99
Water System Reserve <sup>4</sup>	\$ 1,408.33	\$ -	\$ 3,918.38	\$ -	\$ 2,482.75	\$ 6,401.13	\$ 20,000.00	\$ 13,598.87
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Bills	\$ 3,157.26	\$ 710.16	\$ 771.89	\$ 572.73	\$ 784.52	\$ 2,839.30	\$ 3,500.00	\$ 660.70
Annual Meeting	\$ 375.37	\$ -	\$ 106.02	\$ -	\$ 232.73	\$ 338.75	\$ 500.00	\$ 161.25
Grounds Maintenance	\$ 943.10	\$ -	\$ 71.41	\$ -	\$ 73.48	\$ 144.89	\$ 500.00	\$ 355.11
Property Taxes	\$ 920.39	\$ -	\$ -	\$ -	\$ 223.67	\$ 223.67	\$ 900.00	\$ 676.33
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00
<b>Total Expenses</b>	<b>\$ 37,632.61</b>	<b>\$ 3,484.78</b>	<b>\$ 5,447.70</b>	<b>\$ 17,572.73</b>	<b>\$ 4,266.16</b>	<b>\$ 30,771.37</b>	<b>\$ 60,800.00</b>	<b>\$ 30,028.63</b>
<b>Current Balance:</b>						<b>\$ 50,268.09</b>		
<b>Emergency Reserve</b>						<b>\$ (21,000.00)</b>		
<b>Amount Still Available for Current Year (with dues received)</b>						<b>\$ 29,268.09</b>		
<b>Amount Available <u>in Total</u> for Current Year (with dues expected)</b>								\$ 61,346.44

<sup>1</sup> Income is considered received when it is deposited in the ICR bank account.

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

<sup>3</sup> 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.

<sup>4</sup> 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.



Baltimore Oriole female, photo by Jo Roberts. You can see Jo's hints on managing for songbirds here:  
<http://www.indian-creek-ranch.org/wp-content/uploads/2015/03/Managing-for-Songbirds.pdf>

**Miscellaneous Business**

**CALENDAR - Upcoming Events**

If you have classifieds or photos to include in future newsletters, please email them to me at [gwenlanning@yahoo.com](mailto:gwenlanning@yahoo.com) . Next newsletter – February 15, 2017 – or thereabouts.