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INDIAN CREEK RANCH

FEB. 2017

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PRESIDENT'S REPORT

By Randy Stephen

Here in Houston it feels like we have skipped Spring and jumped straight into Summer.

What a contrast from late December and most of January. If you have not been out to the ranch since the two hard freezes we had, be careful when you turn on your water. Not only did the Association water system have damage but quite a few owners have had burst lines due to the freezing.

Good news is that our roads have not suffered any new damage since our last big storm. During my trips out to the ranch I have tried to drive all the roads. For the most parts the roads are in good shape but I have identified some sections that need some work either due to erosion or are just flat rough. Hopefully we can address those areas in the next budget cycle.

Since Randy Wood moved, Aaron Roberts, Jerry Allen and myself have been working on and learning the water system. Aaron and Jo have spent a good amount of time driving around and mapping the water system locating wells, storage tanks, and valves. With the recent freezes Aaron, Jerry and I have been tested under fire. Gwen started getting reports of leaks and we started learning how to repair them. A call to Randy Wood helped walk us thru the fusion process. Thankfully Randy had replenished our stock of parts for the repairs prior to leaving. So far all the repairs have been successful. If you spot a leak on the association line please continue to report them to Gwen. She will alert the Board and we will find a way to respond.

As soon as we have a good working knowledge of the water system we will start training other members with the hopes that someone with the training on how to make the repairs will be out at the ranch and can make repairs. I would like to also thank Randel Bryant and Jim Iness for jumping in and helping with repairs.

Everyone should have received your Annual Dues statement by now; along with the statement you should have received a Hangar recommendation form. First of all I want to make sure everyone understands that this [continued on page 2]

REMINDERS

- **Pay your dues if you have not already done so.**
- **Please report your harvest, even if you harvested nothing.**
- **No shooting on the roads or airstrip.**
- **Secretary position available.**

[cont. from page 1]

is **NOT** a vote, simply a request for feedback on an issue that has come before the board.

I will say that the Board is strongly in favor of compensating Randy Wood for the hangar and tractor. Yes I have heard about a verbal agreement that basically gives the Hangar to the Association in the event that Randy Wood leaves Indian Creek Ranch. To me this is not about the rights of the Association but about the Association doing the right thing. Up until now the Association has been relying on Mike Hoffman's good nature to allow us to store our tables and chairs on his property and in his container. We have also been relying on Randy Wood to allow us to use his Hangar to hold our meetings and to store our tools and repair parts.

Having the Hangar makes a lot of sense; the Association would have a permanent place to hold meeting and conduct its business from. The Association would no longer have to impose on a member to store our tables and chairs or enlist the help of volunteers to move them to the Hangar prior to the meeting. The Association would continue to have a place to store our tools and parts to make water system repairs but now we have full access to the Hangar 24/7.

I also want to remind everyone that the landing strip is not part of this issue. The Association already owns all the land at the airport including the land the hangar is built on. Also the Association has a duty to maintain the landing strip for the use of its members and guests.

Once the recommendations are returned the Board will call a Special Meeting ,most likely the Spring Gathering ,to have a discussion and hold an official vote. So please make sure you return your recommendation with your dues.

A related issue is that the landing strip is not hunting property. Also, the roads are easements on private property, and not public property. No shooting should be done at the landing strip or in any of the roads.

The whitetail season has come and gone so please make sure you have recorded your harvest of whitetail, exotics, elk and hogs and sent it to Gilbert Carmona. Also Bill Wilson has asked us to report any sightings or game camera shots of Elk seen in January. Please send your reports into Bill at this time. We want to do this again in August and it would be very helpful to have January sighting to compare with sightings in August. Hopefully this will give us a better idea of the herd's strength.

VICE-PRESIDENT'S REPORT

By Jerry Alllen

Hello everyone. I am still getting my feet wet as the vice president. It has been a pleasure working with Jo, Gwen and Randy S as we deal with the various issue resulting from Randy W. moving. We all wish him well.

I first want to thank Aaron Roberts for stepping up to help with the water systems and gate code changing and other issues I am not aware of. Aaron and I made our first repair of a water line last month. Aaron continues to pick up that slack.

I am looking forward to the membership consensus on the hanger and tractor. That input will help the Board make a final decision. I hope we have a positive feedback. I will support establishing a special fund where interested members can donate to offset the financial impact to the Association if the decision is to move forward with the purchase.

My experience this past hunting season was very positive. The quality of the deer was good. We completed two stand counts and found the ratio was more like 1.5 does to a buck, but most our area has steep terrain. A portion of our property is in Indian Creek. The flood changed the habitat resulting fewer sightings of exotics (one axis and a few fallow). The turkeys did not seem affected.

I look forward to seeing everyone at the spring meeting.

WILDLIFE COMMITTEE

While I have heard from several people regarding elk sightings in January, I don't have enough information yet to even begin estimating the herd size for the ranch. I know a number of people took down their cameras in January and others still haven't checked them yet.

I'll continue to process whatever information people can send me (wilsonwr@earthlink.net)but I'm afraid we may have to wait until August to get better numbers.

From my observations this winter, the deer are still relying heavily on the protein in the feeders. Hopefully we will get some additional rain soon to give them more natural spring browse.

Bill Wilson

Axis buck at the Aldridges.

WILDLIFE COMMITTEE

By looking at the logs it looks like we had a good productive harvest this past season. For all who logged in your harvests and the ones that were emailed in, thank you. If anyone still wishes to send in their harvest records that has not already done so please send them to gcarmona@satx.rr.com or wilsonwr@earthlink.net. Additionally in the past it was asked for those tracts that did not have a harvest to please report a zero harvest to be able to have a more complete picture as opposed to just not knowing. This will help out tremendously when determining the total population in order to better achieve our herd management goals as an association.

And to the land owners who did not know or are interested in managing their properties for songbirds the following is an article from "Austin American Statesman" with some good news:

12/14/2016

In the latest turn in the divisive saga involving rare Central Texas species, the population of a songbird has recovered enough for it to move off the endangered species list, U.S. Fish and Wildlife officials announced Wednesday.

The lifting of habitat protections for the black-capped vireo, long a bulwark against development, is unlikely to open long-restricted areas to construction or road building, given the number of other species that remain protected. But property rights groups and some birders greeted the proposal as good news for a tiny bird.

Nearly 30 years ago — with their nests overrun by another bird species and their shrubby habitat destroyed under the hooves of goats — black-capped vireos were declared endangered.

At the time, there were an estimated 350 adult birds in the United States and Mexico.

Special habitat protections for the vireo, along with other species, were fiercely fought by property owners, who worried the rules would limit what they could do with their land. Environmental groups, on the other hand, saw the regulations as a way to prevent sprawl and pollution.

As always if there is any question that I might be able to answer please feel free to let me know and I look forward to seeing you at the ranch.

Gilbert Carmona

Black-capped Vireo removed from Endangered Species List.

TREASURER'S REPORT

Ewe and lamb sighted on the ranch.

I am glad to report that expenses for the first 6 weeks of the year have been almost non-existent, consistently only of electric bills for our wells. Thank you to those who have promptly sent in their dues and letting us know your thoughts regarding the hangar. We will share the suggestions during the special meeting to vote on how to proceed.

If you review the budget for this year (on page 7— I fully understand if you give it scant review), you will note that once again our expenditures exceed our expected income. Since 2006, we have only exceeded our income 3 times: in 2013 with the drilling of the new well, and in 2015 & 2016 with extra expenses for road repair. We have budgeted $20,000 for major water repairs as estimated by Randy Wood a couple of years ago. We also budgeted $16,000 for road work. Those two alone exceed our expected income. We have not budgeted for purchase of the hangar as that outcome is not yet decided. Where the funds will come from will be a point of discussion during the special meeting.

I would like to stress that the Board has no intention of raising dues at this point or any time soon. If 2017 happens to be an expensive year in terms of water and road repairs, we will raise the issue of a one-time special assessment at the Fall meeting. This would be discussed with the members and consider projections of expenses for 2018.

I have put together a calendar of our important events, and it can be found on page 6.

I wish you all an early spring. I noticed the mountain laurels in San Antonio are already blooming and the birds at the ranch are singing their courtship songs.

Regards,

Jo Roberts, Treasurer

SECRETARY'S REPORT

With this issue I used Microsoft Publisher instead of Word, but I still had some problems with formatting.

This is my fourth year of doing the newsletter and sending out all the emails. If anyone would like to take over either or both of those jobs, I would appreciate it. The newsletter goes out 4 times a year. I would send you the template and contact lists.

The secretary is an appointed position, not an elected one, and does not have a vote at board meetings. If you would like to ask me more about the job, you can email me at gwenlanning@yahoo.com .

2017 - ICR Key Dates

JANUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY

S	M	T	W	T	F	S
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

MARCH

S	M	T	W	T	F	S
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

APRIL

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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

MAY

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	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUNE

S	M	T	W	T	F	S
				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1

JULY

S	M	T	W	T	F	S
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

AUGUST

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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER

S	M	T	W	T	F	S
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24	25	26	27	28	29	30

OCTOBER

S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

DECEMBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

- Board Meeting
- Membership Meeting (Spring: 3rd Saturday in April; in 2017 moved to April 8 because of Easter; Fall: Start of Archery Season); fall date TBD
- Annual Dues Payable
- Quarterly Newsletter Sent (Approx)
- Contractor Lock Combination Changes
- Main Lock Combination Changes
- Fall Deer Survey

Income and Expense Report - 2017

The Owners Association at Indian Creek

As of February 6, 2017

	2016	1Q 2017	2Q 2017	3Q 2017	4Q 2017	2017 Total	Budget	Remaining
Balance brought forward from 2015:		$ 37,605.96						
Income in 2016[1]								
Annual Assessments	$ 31,759.75	$ 9,544.39	$ -	$ -	$ -	$ 9,544.39	$ 33,066.73	$ 24,826.77
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Income	**$ 31,759.75**	**$ 9,544.39**	**$ -**	**$ -**	**$ -**	**$ 9,544.39**	**$ 33,066.73**	**$ 24,826.77**
Expenses in 2016[2,3]								
Road Work[5]	$ 27,290.00	$ -	$ -	$ -	$ -	$ -	$ 16,000.00	$ 16,000.00
Water System Maintenance	$ 965.99	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	$ 4,000.00
Water System Reserve[4]	$ 6,401.13	$ -	$ -	$ -	$ -	$ -	$ 20,000.00	$ 20,000.00
Wildlife Biologist	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric Bills	$ 2,839.30	$ 480.02	$ -	$ -	$ -	$ 480.02	$ 3,500.00	$ 3,019.98
Annual Meeting	$ 367.45	$ -	$ -	$ -	$ -	$ -	$ 500.00	$ 500.00
Grounds Maintenance	$ 144.89	$ -	$ -	$ -	$ -	$ -	$ 500.00	$ 500.00
Property Taxes	$ 608.86	$ -	$ -	$ -	$ -	$ -	$ 700.00	$ 700.00
Administrative Expenses	$ 1,835.88	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ 2,000.00
Attorney Fees	$ 2,980.00	$ -	$ -	$ -	$ -	$ -	$ 400.00	$ 400.00
General Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ 2,000.00
Total Expenses	**$ 43,433.50**	**$ 480.02**	**$ -**	**$ -**	**$ -**	**$ 480.02**	**$ 49,600.00**	**$ 49,119.98**

Current Balance:	**$ 46,670.33**	
Emergency Reserve	**$ (28,000.00)**	
Amount Still Available for Current Year (with dues received)	**$ 18,670.33**	
Amount Available in Total for Current Year (with dues expected)		$ 42,672.69

[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 2017 includes two bladders & one pressure tank as budgeted in 2015 but not incurred. No new replacements expected in 2017.

EMERGENCY CONTACTS

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 and Highway Patrol	• 830-683-4104
Border Patrol	• 830-683-2255
Game Warden C. Wardlow	• 210-416-2513
Game Warden Office	• 210-348-7375

RANCH CONTACTS

President:	Randy Stephen	(713) 823-2785	randy@stephenstephenson.com
Vice President:	Jerry Allen	(979) 836-1071	jsallens2000@gmail.com
Treasurer:	Jo Roberts	(830) 834-0884	jo.roberts@pwc.com
Secretary:	Gwen Lanning	(281) 460-3620	gwenlanning@yahoo.com
Wildlife Comm.:	Gilbert Carmona	(210) 696-4265	gcarmona@satx.rr.com
Wildlife Comm.:	Bill Wilson	(210) 218-1340	wilsonwr@earthlink.net
Webmaster:	Philip Nelson	210) 863-0360	Philip@newtek.com