

# INDIAN CREEK RANCH

## ANNUAL MEETING

Our annual meeting is scheduled for Saturday September 30<sup>th</sup>. The meeting will be held at the recently acquired Hangar on the grounds of the “Indian Creek international Airport” starting at 2:00pm. Food will be served starting at 1:30 and the meeting will start at 2:00pm.



*Turkeys on patrol.*  
Courtesy Gwen Lanning

## PRESIDENT'S REPORT

By Randy Stephen

Our spring rains have come and gone. Summer has arrived and now it's just flat hot and the ranch has seen little rain since the middle of May. The wildlife is out looking for any water they can find.

At our Spring Special meeting the membership voted to acquire the hangar and tractor from Randy Wood. Since there had been comments by some members about donating to the fund to acquire the hangar we put that option out there. I am happy to say that we have collected 1375.00 in donations to date, and Randy was nice enough to accept a 2 year pay out. We have made our 2017 payment using the donations and our general fund. If you have not donated and want to please send your donation into Jo Roberts and mark it for the Hangar fund, as those donations are only to be used to pay for the Hangar/Tractor. We appreciate any and all donations.

Our road repairs were completed in May and all roads are looking good at this time. Our water system continues to keep us hopping. To date we have repaired no less than 6 breaks in our lines and I know of 3 other that need repairing. We have replaced a well pump and a pressure pump in phase 1 and we have a leak in the main tank in phase 1 which was patched once before. The Board is looking into replacing that tank and then repairing the leaking tank and use it as additional storage. One of the tanks in phase 4 was punctured with what looks like a knife. I was able to put a patch on it to keep it from getting worse but it only temporary. Phase 1 is our big issue at this time. We estimate 35,000 gals were used in the month of July alone. The Association lines have been checked for leaks and none were found except for the leak in the tank. Our tanks have been drained at least 3 times, each time we have to shut the outlets and it takes 2-3 days to refill the tanks. I would like to remind all those in phase 1 that we have 6,000 gallons storage capacity and a slow recovering well. To keep the water flowing for everyone when you are out there only open your valves  $\frac{1}{4}$  and slowly fill your tanks over a longer period this will allow

the well to keep up with demand better. Also please check your lines for leaks.

Our other concern is our locks and gates. We have found the main gate wide open, chained but not locked, locks cut off, locks cut off and replaced with identical lock but with a new combo which was not given to the Assoc. so we could send out a notice. Let me remind everyone that it is your responsibility to keep up with lock changes. Gwen puts out a notice well in advance giving you time to make note of the change and give new code to contractors or guests. The gate to phase one was tampered with also recently.

Our annual meeting is scheduled for Saturday September 30<sup>th</sup>. The meeting will be held at the recently acquired Hangar on the grounds of the "Indian Creek International Airport" starting at 2:00pm.

Food will be served starting at 1:30 and the meeting will start at 2:00pm. As in past years the Association will be providing Hamburgers, hot dogs, chips, and drinks, if you would like to bring a side dish or a desert to share please do so. We have two positions up for election at this year's meeting. My term as President is up and Jo's Treasurer position is up also. We also need to appoint a new secretary, Gwen has been doing this since I can remember and would like to hand it off to someone else. I know Gwen would be more than happy to assist in any way to make the transition go smoothly. If you are interested in running for any position please let Gwen know so we can put your name on the ballot.

If you are new to Indian Creek Ranch let me encourage you to attend, this is our main meeting of the year and our only other meeting is our spring meeting. This is a great time to meet your neighbors and other land owners. It is also a good time to find out what's going on out at the Ranch, and meet the Board Members. We will bring you up to date on Harvest recommendations for the coming season. The meeting is a family event also, so bring 'em.

Looking forward to seeing everyone at the meeting.

**"At our Spring Special meeting the membership voted to acquire the hangar and tractor from Randy Wood."**

## **VICE-PRESIDENT'S REPORT**

Not available.

## **WILDLIFE COMMITTEE**

**By Gilbert Carmona**

### **Hogs**

As most of you have probably already found out, hogs are back in full force at the ranch. Hog signs and activity seem to have picked up here in the last month. We really need to try and keep the numbers down as much as we can. I know that this is easier said than done but we really need to take out as many as possible. For those of you who are unaware, there is a bounty on hogs in Edwards county. Here are the details:



## **CHOMP Grant Bounty Rules**

1. Hog must be harvested in Edwards County.
2. You will be awarded \$5.00 per verified tail
3. For tails to be verified they need to be brought into the AgriLife Extension office, located in the Edwards County Courthouse on Mondays, from 1-4 ONLY. If I am not in the office please leave a message with Katie in the County Judge's office and I will get back to you.
4. Tails will need to be in identifiable shape (freeze them if you will be holding onto them for extended periods of time) and in a sealed Ziploc bag. If not in reasonable shape or in a sealed Ziploc bag, you will be denied.
5. Please, do not include more than 10 tails in one bag.
6. When turning in tails, please mention approximate location and date that the hogs were harvested.
7. After the tails have been verified, I will have a check processed.
8. After you have had your tails verified please allow 4 or more days to have the check processed, you will then have to pick up the check at the AgriLife Extension Office, checks will NOT be mailed.
9. Bounty money will be available until all bounty funds have been used or until 7/31/2017, whichever comes first.
10. Hogs shall not be bred and/or raised as a way of intentionally manipulating the bounty system.

### **Elk population**

Please make sure to record all elk sightings during this month(August) are send in to Bill Wilson so he can come up with an estimate of the total population on the ranch. We really need everyone's participation. During our spotlight counts this past Friday and Saturday(8/11 – 8/12) not a single one was seen.

### **Axis deer**

Another species that seems to be thriving at the ranch needs to also be kept in check. In a recent study by Texas A&M forest service states that is "highly likely that overabundant Axis deer are contributing to the degradation of water quality and riparian habitats by overgrazing and trampling resulting in erosion to the rivers".

Article follows:

**This article was published by Texas A&M Forest Service on "The Texas Water Source" on the June 2017 Issue. Updating Edwards, Kimble and Sutton County Landowners on Land Management and Water issues.**

**Axis Deer and the Upper Llano Watershed**

April 6, 2017

A public meeting was held on April 6 at the Texas Tech University (TTU) Center in Junction to review a project that will be undertaken on the management of non-native, free-ranging Axis deer and their effects on the riparian habitats of the Upper Llano River Watershed, which includes the valleys of the North and South Llano Rivers. Over 25 persons attended the meeting. TTU is seeking landowners and other parties to participate in the project.

The TTU-funded project flows – no pun intended – from the Upper Llano River Watershed Protection Plan (the Plan) that was developed by local stakeholders. The Plan is intended to address proactively the threats to the Upper Llano through “strategies to restore and/or protect the quantity and quality of surface water and groundwater resources through voluntary, non-regulatory watershed management strategies.”

One of eight proposals in the Plan is to increase the number of ranches with wildlife management plans by at least two annually, particularly in critically important riparian areas, which is the area of interface between land and a river or stream. Riparian areas are critically important components of ecosystems that support very diverse and interrelated plants and animal life.

The Director of the Llano River Field Station, Dr. Tom Arsuffi, welcomed everyone to the meeting and was followed by Tyson Broad who gave a brief presentation on the origins of the Plan and its contents. Matthew Buchholz, Ph.D. research assistant, then made a presentation that focused on the four major goals of the Axis deer project. The goals, as also described in a brochure, follow.

First – assess the extent and quantify damage of riparian zone habitat, plants, and soils caused by Axis deer. Second – estimate regional population and the group structure of Axis deer, including population size, sex and age ratios, breeding chronology, and survival. Third – assess frequency of occurrence and potential risks of transmitting relevant diseases in Axis deer. Fourth – characterize the extent of genetic diversity and regional population structure of the Axis.

The project is being undertaken because it is highly likely that overabundant Axis deer are contributing to degradation of water quality and riparian habitats by overgrazing and trampling, resulting in erosion into the rivers. It was stated further that the precise effect of Axis deer on riparian habitats, as well as other factors of their ecology remains unknown. The project – expected to last four years or longer – is designed to address these gaps in knowledge. At its completion, the project will provide an assessment of the environmental damage being caused by Axis deer and recommendations for ameliorating the damage and protecting riparian areas.

TTU researchers undertaking this project are looking for opportunities for partnerships and collaboration with wildlife professionals, land owners, and the public. For example, local deer processing businesses could become a good source of information for the project.

Anyone interested in learning more about the project or who would like to participate should contact Matthew Buchholz with TTU’s Department of Natural Resources Management.

Buchholz can be reached by phone at (806) 392-3699; his e-mail address is matthew.buchholz@ttu.edu.

In discussing the project with Dr. Arsuffi, he described it as “an example of the region’s stakeholders recognizing a growing problem in the watershed, identifying information needs and solutions in the Upper Llano Watershed Protection Plan and Texas Tech researchers supplying valuable expertise to address the problem proactively.”

Visit the website [www.llanoriver.org](http://www.llanoriver.org) for more information on the Upper Llano River Watershed Protection Plan and its strategies for protecting the watershed.

See you all at the fall meeting

Gilbert Carmona

## **WATER AND ROADS COMMITTEE**

### **As covered in the President’s message:**

Our road repairs were completed in May and all roads are looking good at this time. Our water system continues to keep us hopping. To date we have repaired no less than 6 breaks in our lines and I know of 3 other that need repairing. We have replaced a well pump and a pressure pump in phase 1 and we have a leak in the main tank in phase 1 which was patched once before. The Board is looking into replacing that tank and then repairing the leaking tank and use it as additional storage. One of the tanks in phase 4 was punctured with what looks like a knife. I was able to put a patch on it to keep it from getting worse but it only temporary. Phase 1 is our big issue at this time. We estimate 35,000 gals were used in the month of July alone. The Association lines have been checked for leaks and none were found except for the leak in the tank. Our tanks have been drained at least 3 times, each time we have to shut the outlets and it takes 2-3 days to refill the tanks. I would like to remind all those in phase 1 that we have 6,000 gallons storage capacity and a slow recovering well. To keep the water flowing for everyone when you are out there only open your valves  $\frac{1}{4}$  and slowly fill your tanks over a longer period this will allow the well to keep up with demand better. Also please check your lines for leaks.

## **SECURITY ISSUES**

### **As covered in the President’s message:**

Our other concern is our locks and gates. We have found the main gate wide open, chained but not locked, locks cut off, locks cut off and replaced with identical lock but with a new combo which was not given to the Assoc. so we could send out a notice. Let me remind everyone that it is your responsibility to keep up with lock changes. Gwen puts out a notice well in advance giving you time to make note of the change and give new code to contractors or guests. The gate to phase one was tampered with also recently.

## TREASURER'S REPORT

### Jo Roberts

Thank you to those who donated towards the purchase of the hangar and tractor. We have received \$1375 in donations, which covers one quarter of the amount we agreed to pay Randy Wood. If you plan to donate, please send the check to the Treasurer (same address as for dues). I have added a separate line item to the financial report to track donations.

The only other significant expenses in addition to sending Randy Wood half the payment (\$2750) for the hangar and tractor, are \$2000 for roadwork, \$3000 for

the water system, and \$1500 for electricity. Based on reports on the state of the water storage tanks, we do expect to have significant costs to replace them and major road work generally happens in the latter half of the year. So, we anticipate spending our full budget this year.

Jo Roberts, Treasurer

#### Income and Expense Report - 2017 The Owners Association at Indian Creek As of July 31, 2017

	2016	1Q 2017	2Q 2017	3Q 2017	4Q 2017	2017 Total	Budget	Remaining
<b>Balance brought forward from 2015:</b>		\$ 37,605.96						
<b>Income in 2016<sup>1</sup></b>								
Annual Assessments	\$ 31,759.75	\$ 29,378.00	\$ 4,748.52	\$ -	\$ -	\$ 34,126.52	\$ 33,066.73	\$ 578.26
Other Income	\$ -	\$ -	\$ 1,375.00	\$ -	\$ -	\$ 1,375.00	\$ -	\$ -
<b>Total Income</b>	<b>\$ 31,759.75</b>	<b>\$ 29,378.00</b>	<b>\$ 6,123.52</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,501.52</b>	<b>\$ 33,066.73</b>	<b>\$ 578.26</b>
<b>Expenses in 2016<sup>2,3</sup></b>								
Road Work <sup>5</sup>	\$ 27,290.00	\$ -	\$ 2,125.00	\$ -	\$ -	\$ 2,125.00	\$ 16,000.00	\$ 13,875.00
Water System Maintenance	\$ 965.99	\$ -	\$ -	\$ 116.45	\$ -	\$ 1,166.45	\$ 4,000.00	\$ 3,883.55
Water System Reserve <sup>4</sup>	\$ 6,401.13	\$ -	\$ 3,148.75	\$ -	\$ -	\$ 3,148.75	\$ 20,000.00	\$ 16,851.25
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Bills	\$ 2,839.30	\$ 760.10	\$ 523.70	\$ 301.86	\$ -	\$ 1,585.66	\$ 3,500.00	\$ 1,914.34
Annual Meeting	\$ 367.45	\$ -	\$ -	\$ 201.65	\$ -	\$ 201.65	\$ 500.00	\$ 298.35
Grounds Maintenance	\$ 144.89	\$ -	\$ -	\$ 61.58	\$ -	\$ 61.58	\$ 500.00	\$ 438.42
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
Hangar/Tractor	\$ -	\$ -	\$ -	\$ 1,375.00	\$ -	\$ 1,375.00	\$ -	\$ (1,375.00)
General Reserve	\$ -	\$ -	\$ -	\$ 1,375.00	\$ -	\$ 1,375.00	\$ 2,000.00	\$ 625.00
<b>Total Expenses</b>	<b>\$ 43,433.50</b>	<b>\$ 760.10</b>	<b>\$ 5,797.45</b>	<b>\$ 3,431.54</b>	<b>\$ -</b>	<b>\$ 9,989.09</b>	<b>\$ 49,600.00</b>	<b>\$ 39,610.91</b>
<b>Current Balance:</b>						<b>\$ 63,118.39</b>		
<b>Emergency Reserve</b>						<b>\$ (28,000.00)</b>		
<b>Amount Still Available for Current Year (with dues received)</b>						<b>\$ 35,118.39</b>		
<b>Amount Available in Total for Current Year (with dues expected)</b>							\$ 42,672.69	

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





Game camera photo courtesy Alan Turpin

## SECRETARY'S REPORT

### Gwen Lanning

Pat Turpin has generously offered to take over the editing of the newsletter. However, we had a communication glitch and did not put out an issue in May as we have done in the past, so this year there will be only three issues.

If anyone else would like to take over the duties of sending out all the emails, I would be happy to turn that job over to someone new too.

In the meantime, I will continue to be a contact person for the ranch. If you have a question or sight a problem, and don't know who to contact, send it to me at [gwenlanning@yahoo.com](mailto:gwenlanning@yahoo.com), or call me at 281-460-3620, and I will try to get you to the right person. However, I don't get email on my phone, so sometimes I may not answer you in as timely a fashion as you are hoping for! :)

Gwen Lanning 8/28/2017

## NEWSLETTER EDITOR'S REPORT

### Pat Turpin

Hello, you will undoubtedly a new format with this newsletter. The two columns were making me crazy! As I become more familiar with the newsletter, I may return to all 2-column format, however for this issue, please bear with me. Also, I take full responsibility for all mistakes in the next few newsletters as I take this over from Gwen.

Please e-mail me all reports, pictures and suggestions to [MILLIGAL@AOL.COM](mailto:MILLIGAL@AOL.COM).

Thanks,

Pat Turpin



**These two pictures are duplicates –**

**I NEED PICTURES, FOLKS!**



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Fire Camp Wood		•830-597-6100	
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Sheriff and Highway Patrol		•830-683-4104	

