

INDIAN CREEK RANCH

PRESIDENT'S REPORT

I thought we had a great turnout for our annual "Spring Gathering", hangar was full and few leftovers. I want to thank those who took the time to attend the meeting, your input is important to the Board. If you were unable to make the meeting here are some of the highlights

- While the roads are good for the most part there are sections that need work. As we are entering the time of year with less rain we are going to get started on the road work starting with worst sections first.
- Our water system continues to be our biggest expense and problem. In April we had repairs performed on both PH IV and PH II/VI wells, only to have both wells hit by lightning in a recent storm that went unnoticed until owners showed up to find out they had no water. We had them serviced on Friday the 25th but looks like they did not find all the issues and pumps failed again. Ph I tanks went dry due to mis-use: a landowner's float valve not working properly and their tank overflowing.
- We welcomed Justin Harrison as the new Wildlife Committee Chairman. Bill Thresher has also agreed to help on the committee. Justin is going to look into moving us to an MLDP (Managed Lands Deer Program) to help us better manage our whitetail population and extend our hunting season.



Axis

Photo by Roger Lewellyn

Thanks once again to Jerry Allen for taking on the cooking duties—no leftovers sign of a good cook!

As we enter the hot dry season water becomes very important to the wildlife. The ranch has only so much water it can produce; once gone it takes 2-3 days to refill the tanks. I am asking everyone to make sure your system is working properly, turn your valve on to $\frac{1}{4}$ to refill slower, leaving water for all and help the pumps keep up with demand. **Turn off your valve when you leave** and when not in use. Report any leaks on association lines so we can get them repaired.

See you at the Ranch,
Randy

***If you see something at the ranch that you perceive as a problem,
contact a member of the Board or Aaron Roberts.***

(See contact list below for phone and email)



Spotted Skunk

VICE-PRESIDENT'S REPORT

I would like to express my appreciation for the great turnout at the spring meeting. The involvement of so many is what makes our Association great.

Jerry

WILDLIFE COMMITTEE REPORT

Not much to report from a wildlife perspective as I've only been on the committee for a few short months. This first report intends to introduce myself to the ownership, and convey the committee's ideas to enhance our wildlife management practices.

I know the ranch has seen some good rain this spring and it's greener than I've ever seen it. That should translate to a healthy herd and a solid base for a good fawn survival rate. However, in traditional Texas style, it seems to be setting up for a long hot summer as we've already seen multiple days over 100 here in parts of Central Texas. We all need to be diligent in our supplemental feed and water programs in an effort to keep our herds healthy and thriving.

From TPWD:

"Fawn survival depends primarily on habitat quality. Malnutrition and associated problems are probably responsible for poor fawn survival in much of the state. Dry conditions aggravate the problem of inadequate food. "Empty belly disease" is the most limiting factor on whitetails in Texas. Delayed breeding could cause fawns to be born late, which would be a disadvantage on ranges where food is scarce".

We have contacted our local TPWD Biologist, Ryan Schmidt, to talk with him about our wildlife management plan. Additionally, we have plans to meet him at ranch to give him a sense of the habitat, food/water sources, herd size, etc. He is excited to take a more active part in our management practices. Our hope is for him to provide guidance on ways to enhance our plan and the general health of our herd(s). We will also discuss the possibility of a Co-op MLDP (Managed Lands Deer Program) plan for ICR owners inclined to participate. For those not familiar with the MLDP program, follow this link:

https://tpwd.texas.gov/business/permits/land/wildlife_management/mldp/



Opossum



Axis

Photo by Roger Lewellyn

The MLDP program, while a little more labor intensive, extends the whitetail hunting season, and utilizes MLDP tags (instead of your license), and those tags are considered proof of sex. The aim is similar to our management plan of striving to maintain a healthy whitetail population, and allowing the best genetic bucks to mature before harvest. We are still in the very early stages of this discussion, and if you have interest/concerns regarding the TPWD MLDP program, please email me at: jt1848@me.com.

Did you know? In the spring of 2002, ICR was re-stocked with 70 bucks, and 67 does imported from South Texas. The majority of the doe were believed to be pregnant, and natural fawning occurred in May/June of 2002? We have South Texas genes running around the ranch; it's my hope that we can let these

bucks mature, and continue to propagate. ICR has the potential to become one of the premier hunting properties in South Central Texas!

As it relates to our wildlife management program, I have reviewed the past harvest records, the spotlight survey route/methods, and our general wildlife management plan. While the methods used in past years were fantastic, I feel there are a couple changes that need be made to enhance our survey technique.

First spotlight survey this year will be completed on Saturday, July 7th.

First, the committee will be spreading out the spotlight surveys. We feel that we can get a more accurate representation of our herd(s) by doing monthly surveys in July, August, and September. That will also allow the committee ample time to set harvest recommendations before Archery season starts in early October. The first survey will be completed on Saturday, July 7th. If you see us out there spotlighting that night, know that we are not poachers and please don't shoot! Additionally, the current survey route excludes all of Phase 1. We will look to potentially change that to include Phase 1. The committee is also looking to eliminate some of the "back tracking" that appears to have occurred in the past in the main portion of the ranch. This slight change allows for the entirety of the ranch to be surveyed and therefore makes our harvest recommendations more accurate.

Finally, be on the lookout for an "Incidental Deer Count" form to come out by email. These incidental counts are critical to accurately determining the Buck/Doe/Fawn ratios. My ask is that when you are out at the ranch this summer, if you see a buck, doe, or fawn, please keep a record of them. Elk incidentals would be tremendously helpful as well.

If anyone needs me for anything, would like to help out with the committee, or just wants to put in their two cents, please contact me at jt1848@me.com.

Looking forward to meeting with you all...Have a safe summer at the ranch!

Justin Harrison



Cooper's Hawk

SECURITY AND WATER / ROAD COMMITTEE REPORT

It seems that there is never a dull day out at the ranch.

Some may have noticed the variety of locks on the main gate. The primary broken lock has now been replaced. Thank you for your patience.

We have been in communication with the contractor who improved the Phase I road. Arrangements are being made to inspect the ranch roads and make significant improvements in the really rough spots. Hopefully our commute will be smoother soon.

Turn your main valve off when you are not at the ranch!

Nobody in Phase I had water over the Memorial Day holiday. Everyone can thank the landowner who left their valve open when they left. A leak happened at their storage tank and thousands of gallons of water simply poured out onto the ground.

Finally, we have ongoing electrical issues with the wells in Phase IV and the main road well which supplies Phases II and VI. For the latter we are supplying water from Phase VII, but Phase IV is totally dry at this time. Sorry for the inconvenience and thanks to those who reported the water problems. We are in contact with contractors and doing everything we can to get water restored to all properties as soon as possible.

Aaron

TREASURER'S / SECRETARY'S REPORT

Almost all dues have now been received. Thank you. Only one landowner outstanding. Expenses on the ranch have been reasonable during the first quarter, the only large expenditures being the replacement of a pump in one of our tanks and final payment to Randy Wood for the hangar and tractor. Total donations were \$3,650 which covered two-thirds of the cost. Thank you for your generosity.

As mentioned at the spring meeting, our balance is sufficiently healthy for us to prioritize some much needed road work this year. Hopefully the rains will cooperate.

Jo



Northern Bobwhite

Income and Expense Report - 2018
 The Owners Association at Indian Creek
 As of May 27, 2018

	2017	1Q 2018	2Q 2018	3Q 2018	4Q 2018	2018 Total	Budget	Remaining
Balance brought forward from 2017:		\$ 58,385.85						
Income in 2018¹								
Annual Assessments	\$ 34,433.39	\$ 28,152.48	\$ 3,553.78	\$ -	\$ -	\$ 31,706.26	\$ 31,889.22	\$ 331.74
Other Income	\$ 2,725.00	\$ 724.85	\$ 200.00	\$ -	\$ -	\$ 924.85	\$ -	\$ -
Total Income	\$ 37,158.39	\$ 28,877.33	\$ 3,753.78	\$ -	\$ -	\$ 32,631.11	\$ 31,889.22	\$ 331.74
Expenses in 2018^{2,3}								
Road Work	\$ 2,125.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000.00	\$ 16,000.00
Water System Maintenance	\$ 339.71	\$ 554.28	\$ -	\$ -	\$ -	\$ 554.28	\$ 4,000.00	\$ 3,445.72
Water System Reserve ⁴	\$ 5,379.93	\$ -	\$ 1,986.66	\$ -	\$ -	\$ 1,986.66	\$ 20,000.00	\$ 18,013.34
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Bills	\$ 3,208.51	\$ 853.12	\$ 558.31	\$ -	\$ -	\$ 1,411.43	\$ 3,500.00	\$ 2,088.57
Annual Meeting	\$ 360.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00
Grounds Maintenance	\$ 264.14	\$ (85.20)	\$ -	\$ -	\$ -	\$ (85.20)	\$ 500.00	\$ 585.20
Property Taxes	\$ 812.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700.00	\$ 700.00
Administrative Expenses	\$ 1,110.00	\$ 6.59	\$ 656.25	\$ -	\$ -	\$ 662.84	\$ 2,000.00	\$ 1,337.16
Attorney Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00	\$ 400.00
Hangar/Tractor	\$ 1,476.76	\$ -	\$ 2,750.00	\$ -	\$ -	\$ 2,750.00	\$ -	\$ (2,750.00)
General Reserve	\$ 1,375.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
Total Expenses	\$ 16,451.98	\$ 1,328.79	\$ 5,951.22	\$ -	\$ -	\$ 7,280.01	\$ 49,600.00	\$ 42,319.99
Current Balance:						\$ 83,736.95		
Emergency Reserve						\$ (28,000.00)		
Amount Still Available for Current Year (with dues received)						\$ 55,736.95		
Amount Available in Total for Current Year (with dues expected)							\$ 62,275.07	

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.

ADVERTISEMENTS

If you would like to sell your property I may be interested in buying it. I am not an investor. I am 46 year old married with two little kids who recently developed a bad case of seller's remorse. My budget is approximately \$200k. Please call me at (512)826-6754.

Collier Hinson

KEY ICR CONTACTS

Position	Name	Phone	Email
President	Randy Stephen	713-823-2785	randy@stephenstephenson.com
Vice President	Jerry Allen	979-836-1071	jsallens2000@gmail.com
Treasurer / Secretary	Jo Roberts	830-834-0884	jo.roberts@pwc.com
Road Representative	Ronnie Itz	281-380-4693	cjitz1@gmail.com
Water Representative	Aaron Roberts	830-353-1200	fiddleaaron@yahoo.com
Gate Security Contact	Aaron Roberts	830-353-1200	fiddleaaron@yahoo.com
Communications Coordinator	Gwen Lanning	281-460-3620	textileranger@gmail.com
Newsletter Editor	Jo Roberts	830-834-0884	jo.roberts@pwc.com
Wildlife Committee	Justin Harrison	512-466-2520	jt1848@me.com
	Bill Thresher	210-883-5215	threshb@sbcglobal.net
Webmaster	Philip Nelson	210-863-0360	philip@newtek.com

EMERGENCY CONTACTS

Type	Location	Phone
Fire Department	Rocksprings	830-683-4111
	Barksdale	830-234-3473
	Camp Wood	830-597-6100
EMS	Rocksprings	830-683-3305
	Camp Wood	830-597-4200
Sheriff and Highway Patrol	Rocksprings	830-683-4104

USEFUL CONTACTS

Company	Name	Phone	Email
911 Regional Planning	Troy McGonagill	830-306-4025	troy.mcgonagill@mrgdc.org
Southwest Texas Telephone		830-683-2111	
TPWD Regional Fire Specialist Prescribed Burn	Wesley Evans	512-265-4158	wesley.evans@tpwd.texas.gov