

INDIAN CREEK RANCH

PRESIDENT'S REPORT

Our annual meeting is just around the corner, which means another hunting season is fast approaching. All those things I said I was going to do before the "next hunting season", well they are still on my to do list.

The Annual meeting is slated for September 29, 2018. The meeting will be held at the Indian Creek Ranch hangar at the landing strip. We will start serving food at 1:30 and start the meeting at 2:00pm. I encourage all members (especially new owners) to attend. This is a good opportunity to meet your neighbors and other owners and to meet the ICR Board members. This is also a good time to voice any concerns you may have. If you have anything you would like addressed at the meeting please let the Board know so we can have it on the agenda.

We will be voting for a Vice President so throw your hat into the ring and help make ICR all it can be. We are also looking for someone to fill the secretary position and wildlife committee position. Justin Harrison is reluctantly giving up his wildlife committee position since he has sold his place. We hate to see him go, he had great plans for the ranch. He is hoping to be at the meeting to give his report and the Harvest Recommendations. I know he would be willing to share his thoughts with anyone interested in taking over for him. This position really needs to be filled soon as it is crucial to maintaining everyone's wildlife exemption.



Elk, Axis, and White Tail

Photo by Bill Thresher

Other topics to be discussed will be our water system, gates/security, and the roads. We are currently on the waiting list with the road contractor and hopefully by the meeting it will have been started or completed.

Hope to see everyone at the meeting, and as always if you want to bring a side dish or a dessert please do so.

Remember to turn off your water, lock the gate and spin the tumblers, 20mph is speed limit on ranch roads, and report any suspicious activity.

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)

VICE-PRESIDENT'S REPORT

With the annual meeting just over a month away, I really encourage everyone to attend. It is important for all members of the Indian Creek Landowners Association to know about and have input on the operations of our Association. We do not have paid staff, so member involvement is important. At the September meeting, we will be discussing the water system, which has multiple issues. A few volunteers have been doing a great job maintaining the complex water system and we all need to show our appreciation to them. Most of the repairs require two people. We thank those who have volunteered their time to help, and we encourage more of you to volunteer in the future.



Mourning Dove Nest

Remember to email your elk census data to either Mike Ashby (Mike.Ashby@me.com) or Gwen Lanning (textileranger@gmail.com).

Refer below for key information from the July 23 email from Gwen.

Jerry

ANNUAL ELK CENSUS

Between August 1 and August 31, please send any game camera pictures of elk on your property. You may also send personal observations of any elk you see on your place.



Raccoon

Please include as much observation information as possible -- e.g., the date of the spotting, sex of the elk, whether it was an adult or calf, number of antler points (spike, 2x2, 3x4, etc.). Also include your phase and tract number so that I can correlate other nearby spottings to possibly eliminate duplicate counts. A simple day by day chart can be used to sum up visual and camera observations (One was attached in the email).

One added note, if you have multiple pictures of the same elk on your game camera at any given time, please send only a representative picture (unless different elk are in different pictures). This will make it easier to sort through all of the pictures.

My summary will be reported at the annual fall meeting. Please participate and send your info to me at the end of August. (You can also send them to Gwen Lanning, gwenlanning@yahoo.com, if that is easier for you and she will forward them to me.)

Please participate in the survey

Mike Ashby

mike.ashby@me.com

WILDLIFE COMMITTEE REPORT

It's with mixed emotions that I write this my second, and ultimately last Wildlife Report for ICR. My lot in phase 1 is under contract and expected to close in late August. While I have enjoyed my four or so years here at the ranch, my family added a third daughter recently which has drastically reduced my ability to get away to my "happy place" as often as required to keep everything running smoothly. At age 42, I now have three daughters

all under the age of 6 (Twin 5 yr olds, and a 16 month old). Wish me luck as I move forward in this crazy thing we call life! Haven't decided if they're gonna keep me young, or put me in the grave early yet...guess we will figure that out in the "teenage years".



Deer with tag

Photo courtesy of Shawn Hebert

As it relates to the wildlife at the ranch, not much new to report. While it has been hot, the ranch has received quite a bit of rain as late and is quite green. All of the animals I have seen have been in great shape, and it appears the herd is healthy.

We completed our second Spotlight Survey on Saturday (8/18). The number of whitetail were down compared to our first survey in late July, but we did spot quite a few in addition to a few elk, and a ton of axis. We will continue the surveys and have another planned for mid-September in order to get the harvest recommendations complete before the annual meeting.

Remember to keep a log of your whitetail incidental counts when at the ranch! These counts help us determine the ratio of bucks to doe (fawns too – helps with fawn crop/survival ratio). I or Bill Thresher will send out an email asking for those starting in September.

I will continue to help out with the surveys and harvest recommendations until season begins, as I feel that I need to complete this task that I volunteered for earlier in the year.

ICR is a fantastic place and I will miss it very much. Best of luck to all you in the upcoming hunting season.

Justin Harrison

SECURITY AND WATER / ROAD COMMITTEE REPORT

Thanks to everyone who has helped with water repairs and lock issues. I want to specifically thank my two primary volunteers: our President Randy and our Vice-President Jerry for their help with the water system.

Reporting any problem or ranch related information is very important and helpful. We cannot deal with an issue if we don't know about it. If you have water or lock issues let a board member or the ranch manager know immediately.



Rainwater run off

We have been having lock problems at the Phase 1 gate which cost us 6 locks either broken or missing. Sorry for any inconvenience and thanks for keeping us informed. We do not know what is going on and would love it if somebody could enlighten us with facts instead of theories. The main gate has not had any trouble at all.

We have water volume issues with the Phase 1 well and owners are too often not able to get any water. The same thing is happening for owners who get water from the Phase 4 well. We also have ongoing problems with the Phase 6 well. The wells all seem to be slowing down their output as the water table shrinks. Please do your part to conserve water and keep in mind that we all have to share it.

It may be time to start thinking about innovative ways to manage association water. Anything from the basics of water rationing through to landowners harvesting their own rain water. Ideas will be discussed at the meeting.

Your time at the ranch is precious but you only need to set aside a couple of hours as a volunteer. You need to be able to hold a wrench but no experience is necessary. You can let the ranch manager know in advance the specific time you can spare and he will let you know if he can use your help at that time.

Finally, we are hoping to have fajitas with the fixings at the meeting in addition to some burgers and hotdogs. My favorite, however, is trying all the different, creative side dishes coming from your kitchens.

Thanks again.

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

Aaron

TREASURER'S / SECRETARY'S REPORT

Following up on my report in the previous newsletter, we have contracted to have significant road work performed throughout all phases, with a focus on the roughest sections of road. The estimate for this work is \$30k, which will require us to dip into our reserves, however, the Board felt that this was a better option than to stagger the work and have to pay mobilization costs twice. The rain has cooperated and we expect to have the work completed before hunting season begins.

A worrisome aspect of the ranch is the level of effort and cost required to maintain our water system. We continue to have issues and are having to hire outside contractors to perform the more complex repair work. Water costs this year have been \$6,600 which is more than last year and we have yet to address many major issues. Water will be a major discussion point at this year's annual meeting.

Jo

Income and Expense Report - 2018
The Owners Association at Indian Creek
As of Aug 17, 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	\$ 3,553.69	\$ -	\$ -	\$ 31,706.17	\$ 31,889.22	\$ 331.74
Other Income	\$ 2,725.00	\$ 724.85	\$ 200.00	\$ -	\$ -	\$ 924.85	\$ -	\$ -
Total Income	\$ 37,158.39	\$ 28,877.33	\$ 3,753.69	\$ -	\$ -	\$ 32,631.02	\$ 31,889.22	\$ 331.74
Expenses in 2018^{2,3}								
Road Work	\$ 2,125.00	\$ 2,375.00	\$ -	\$ -	\$ -	\$ 2,375.00	\$ 16,000.00	\$ 13,625.00
Water System Maintenance	\$ 339.71	\$ 554.28	\$ 71.88	\$ 474.85	\$ -	\$ 1,101.01	\$ 4,000.00	\$ 2,898.99
Water System Reserve ⁴	\$ 5,379.93	\$ -	\$ 1,986.66	\$ 3,526.62	\$ -	\$ 5,513.28	\$ 20,000.00	\$ 14,486.72
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Bills	\$ 3,208.51	\$ 853.12	\$ 833.42	\$ 757.67	\$ -	\$ 2,444.21	\$ 3,500.00	\$ 1,055.79
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	\$ 3,703.79	\$ 6,298.21	\$ 4,759.14	\$ -	\$ 14,761.14	\$ 49,600.00	\$ 34,838.86
Current Balance:						\$ 76,255.73		
Emergency Reserve						\$ (28,000.00)		
Amount Still Available for Current Year (with dues received)						\$ 48,255.73		
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

Two high capacity spin cast feeders for sale. Contact Mike Ashby (phase 7 track 1) @ 830-220-0049 or mike.ashby@me.com.



Black one holds over 10 bags, has 6 volt system with solar panel (battery not included). Fill by attached ladder and deck. For some reason, does not test right now - \$30.



Yellow one holds over 10 bags, has 6 volt system with solar panel (battery not included). Fill by ladder or ATV bed - \$30.



8 foot wide x 6 foot deep x 5 foot high metal storage shed. Free if you pick it up. Contact Aaron Roberts (phase 1 track 11) @ 830-353-1200 or fiddleaaron@yahoo.com.

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



The end.