

INDIAN CREEK RANCH

PRESIDENT'S REPORT



Main crossing after October rains

We had a big turnout for the annual meeting in September. Thanks to everyone who was able to make it. A lot of good constructive conversations were had. The Board appreciates the feedback. Minutes of the meeting have been sent out so if you did not receive your copy, let us know. The big hit of the meeting other than Jerry Allen being reelected as VP by a landslide and the delicious Fajitas donated by Salvador & Mayra Garcia was the addition of a Porta-Can. Not just any Porta-Can. This one was larger and included a small sink to wash your hands. I want to thank Aaron for taking point and making it happen. The Board is considering purchasing one of these to be permanently located at hangar. Any feedback from membership would be helpful in making our decision. In the long run it would be cheaper to own it and have

it serviced twice a year than to pay for delivery and set up for each meeting. It will also give our volunteers a restroom to use while they are at the hangar.

Rain, Rain and more Rain! You know the old saying "be careful what you wish for". Well, September and October did not disappoint. In October alone we had over 15" of rain. After having little to no rain the skies opened up and the ranch got hammered by 4 major storms that hit the ranch and surrounding area hard. We have had to repair the roads after each storm.

The last storm caused extensive damage to our roads. In some area they have washed down to the road bed. For the most part the roads are in fair shape and some areas are rough but passable. We are going to have to do more extensive repairs once Grooms gets an opening. I want to thank Ronny Itz for taking the lead on this and making sure we got on Grooms list first. Ronny & Cheri along with Aaron would get out as soon as



Road damage after October rains

the rain stopped and ride the roads and assess the damage, Ronny would contact Grooms and get the crews out as soon as the water receded from the roads. Ronny also contacted the county and made sure they made their crossing passable for the members. You can thank Ronny for making your place accessible during the hunting season.

Speaking of water, I am happy to announce that the leaking tanks in Phase IV are being replaced under warranty. We should have the new tanks in place and filling by November 16. The Board has been working on this since April. We contacted Enduraplas and they agreed to replace the tanks. Since these were bought thru Uvalco in Uvalde, Enduraplas agreed to ship the tanks to Uvalco and we could make arrangement with them.

From my first phone call to Uvalco, their customer service has been above and beyond. I talked with Shirley French about the tanks and how to get them to the ranch. She let me know that they could deliver to the ranch and quoted me a cost. She then had a talk with the Manager of Uvalco and he said since this was a warranty issue they would deliver the tanks to the ranch no charge. Now that, my friends, is customer service before and after the sale. Next time you need anything around you ranch please contact the folks at Uvalco and see if they don't have what you need. Coming from Houston I have found that going thru Uvalde only adds 15min to my travel time and is less stressful than going I-10 thru San Antonio.

In closing I want to thank all the volunteers who have helped keep the ranch operational: Aaron Roberts for wearing so many hats and looking good doing it. Jo Roberts for keeping the Board on tract and finances in the black. Jerry Allen for letting us know when he would be out at the ranch and offering to help anywhere he can. And a big thanks to Bill Thresher for taking over the Wildlife Management Committee, giving a detailed report, and explaining why we all need to follow the harvest recommendations.

As we enter the Holiday Season,

I wish everyone a safe hunting season, a Merry Christmas and a Happy New Year!!!

Randy

VICE-PRESIDENT'S REPORT

We are well into the hunting season. I hope everyone is doing well in meeting our harvest goals. Since our fall meeting, the ranch sustained major road damage resulting from the rains. Please be careful in driving the roads. I thank Ronnie & Cheri Itz, Aaron and Randy for their work in identifying and coordinating repairs to our roads. Also, good news on the leaking tanks. Through Randy's diligent efforts, the ranch now has two 2,000-gallon water tanks to replace those leaking tanks.

A reminder, please freeze protect your exposed valves. This early light freeze we just had could be a harbinger of a much colder winter.



Gopher snake

Methods could include wrapping valves with pipe insulation and holding it in place with duct tape, for valves on the ground, building a simple box and filling it with wood shavings, or wrapping valves with other types of insulation. I personally leave an electric/oil heater set on low in both the cabin and the structure with the water pump. Electric heat strips, available at most hardware stores, also work very well.

Remember to always close your main water valve if you will be away overnight.

Wishing you all a great hunting season, Happy Thanksgiving, and a Merry Christmas.

Jerry

WILDLIFE COMMITTEE REPORT

This will be a short report as we recently held our fall meeting and discussed the harvest recommendations thoroughly there. For those who could not attend I assume you have received and reviewed an electronic version of the recommendations and meeting minutes. Heavy rains disrupted much of archery season, but opening gun weekend was beautiful, if a little blustery on Saturday. As a side note, I for one, am sure grateful to Aaron Roberts for keeping us informed and watching out for road damage, and other issues, during this exceptional period of storms and floods. The rains and moderate temperatures have kept the ranch as lush and green as I have ever seen it. As a result, the animals I have observed are healthy and not under stress to find sufficient food and water resources. From my discussions with others it seems this is an almost universal observation.

Regarding the harvest recommendations, please do your part to help manage the herd, and take as many deer within the recommendations as you can. As a reminder we are overpopulated with white tail deer, and our buck to doe ratios are off significantly. That is why the harvest recommendation is two bucks (one spike or cull, and one mature 4 ½ year old, or older, buck), and eight does, per one hundred acres.



Photo by Bill Thresher

I have recently reviewed our annual estimated harvest results for the past six years and have noted that despite routine recommendations to harvest significantly more does than bucks, the percentages harvested, compared to the recommendations, are always small. In 2015 as an example, records show that only 19% of the recommended does were taken, while 44% of the buck recommendation was harvested. Admittedly that was an estimate built from self-reporting, but it was with a fairly high percentage of reporting owners covering 88% of the ranch acreage. As a result, our ratio issues, and overpopulation concerns, get worse. A quick review of our five year wildlife management plan is always a good thing.

As a reminder, it is important to record harvests in the log books in the mail boxes, or to send your harvest information to me at the end of the deer season. My email is threshb@sbcglobal.net. We would also like to have exotic, turkey and hog harvest records. For white tail deer I need your name; phase; the animals sex, age, and weight. If the animal is a buck please include the number of points. If you don't have a reliable scale to obtain an accurate weight, just let

me know it is an estimated weight. For exotics, turkeys, and hogs all I need is the species (for exotics), sex, and number.

Almost everyone I have met during my time at ICR has seemed like a very experienced outdoorsperson. However, as a grandfather, I know from experience that from time to time we get young hunters out who may be unfamiliar with aging white tails on the hoof. Letting those genetically superior 2½ to 3½ year old bucks breed is as important to building a superior herd, as eliminating the culls and genetic spikes. My son let the 3½ years old 12 point shown here walk opening day for exactly that reason. We are hoping to meet his grandchildren for years to come. I have found the information at the web site below to provide my family with an excellent tutorial on the aging estimation approach. I hope you do also, if appropriate.

<http://wiredtohunt.com/2012/05/08/3-steps-to-more-accurately-aging-bucks-on-the-hoof/> . Thanks as always and best regards.

Bill

SECURITY AND WATER REPORT

The association water supply line was broken by a dozer during road work after our recent floods. No less than 5 people were involved in that emergency repair. Thanks guys! Luckily that is the only repair that has been needed since our last report. We have ongoing storage issues in Phase 1 and we intend on adding more storage capacity when contractors become available. Phase 4 storage tanks gave us issues and frustrations for a long time. I thank everyone that helped with attempted patches. Sorry for any water inconveniences during those dry days.

We encourage all landowners to collect rainwater.

We had no major issues with the locks at the Phase 1 gate since July. Alas, the peace was not to last and we had problems with the chain and locks on the 6th, 7th, 9th, and 11th of this month, November.

Make sure that you have the updated combinations that are changed the first Tuesday of each month. Please leave the locks and chain the way you find them at both gates. If you find any problems or have concerns about the locks, chain or gate please contact me or a member of the board immediately.

A high powered round came through the roof of an owner's building in Phase 6. We believe it came from somebody who was not supposed to be on ICR property. There have been 2 reported sightings of vehicles that didn't have any reason to be where they were spotted. Please be vigilant and report any mysterious activity. Most of all though, please be careful.

Enjoy your ranch.

Aaron



White-winged dove and cardinal (female)

Collect rainwater

TREASURER'S / SECRETARY'S REPORT



White Tail Deer

It seems that the Rock to Roads contractor has gone through some changes in personnel since they did the beautiful job on the road in Phase 1 and we don't expect them to prioritize work at the ranch any time soon. We will start looking for contractors who can provide a similar service.

In the interim, we have been lucky to get Grooms to come in and do basic repairs. Rain seems to be our friend in terms of filling our wildlife troughs and our source of headaches by washing out our roads. This last round cost about \$5,000.

Overall, we are still well within budget for the year.

Jo

Income and Expense Report - 2018
The Owners Association at Indian Creek
As of Nov 6, 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	\$ -	\$ -	\$ 7,940.00	\$ 10,315.00	\$ 16,000.00	\$ 5,685.00
Water System Maintenance	\$ 339.71	\$ 554.28	\$ 71.88	\$ 474.85	\$ 1,223.05	\$ 2,324.06	\$ 4,000.00	\$ 1,675.94
Water System Reserve ⁴	\$ 5,379.93	\$ -	\$ 1,986.66	\$ 3,526.62	\$ 2,054.20	\$ 7,567.48	\$ 20,000.00	\$ 12,432.52
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Bills	\$ 3,208.51	\$ 853.12	\$ 833.42	\$ 1,141.09	\$ 641.32	\$ 3,468.95	\$ 3,500.00	\$ 31.05
Annual Meeting	\$ 360.36	\$ -	\$ -	\$ -	\$ 385.47	\$ 385.47	\$ 500.00	\$ 114.53
Grounds Maintenance	\$ 264.14	\$ (85.20)	\$ -	\$ -	\$ 180.91	\$ 95.71	\$ 500.00	\$ 404.29
Property Taxes	\$ 812.57	\$ -	\$ -	\$ -	\$ 309.79	\$ 309.79	\$ 700.00	\$ 390.21
Administrative Expenses	\$ 1,110.00	\$ 6.59	\$ 421.75	\$ -	\$ 49.83	\$ 478.17	\$ 2,000.00	\$ 1,521.83
Attorney Fees	\$ -	\$ -	\$ 234.50	\$ -	\$ -	\$ 234.50	\$ 400.00	\$ 165.50
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	\$ 5,142.56	\$ 12,784.57	\$ 27,929.13	\$ 49,600.00	\$ 21,670.87
Current Balance:						\$ 63,087.74		
Emergency Reserve						\$ (28,000.00)		
Amount Still Available for Current Year (with dues received)						\$ 35,087.74		
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

1999 (I believe) Wilderness Model 26T. 26' bedroom in back with full pullout couch in living room. All appliances work. No leaks. I do have blue title. \$2800.

Call Aaron McIntosh for more info. 832-279-5192.

In phase 1 right now. More pics are available too.



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	Ronny 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	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@mrgec.org
Southwest Texas Telephone		830-683-2111	
TPWD Regional Fire Specialist Prescribed Burn	Wesley Evans	512-265-4158	wesley.evans@tpwd.texas.gov



Photo by Mike Ashby

The end.