

THE OWNER'S ASSOCIATION AT INDIAN CREEK

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Published by Philip Nelson

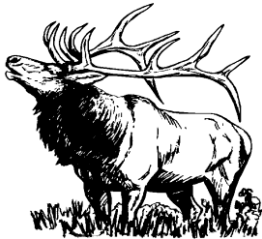
EMERGENCY NUMBERS:

Fire
Rocksprings
(830) 683-4111
Barksdale
(830) 234-3473
Camp Wood
(830) 597-6100

Border Patrol
(830) 683-2255

EMS
Rocksprings
(830) 683-3305
Camp Wood
(830) 597-4200

Sheriff & Highway Patrol
(830) 683-4104



Don't Forget

Annual Meeting

When:

Sept 20th

Saturday

10am – Speaker

11am – Lunch

12pm - Meeting

Where:

Indian Creek Airstrip

Message from the Association President:

Greetings Fellow landowners:

Well this will be my last Newsletter as the President of the Association. It has been a pleasure serving on the board for the past 4 years. I know President elect Bill Wilson will continue to improve our Association and make it stronger each year we are established. I would like to say a Special Thanks to a few members who went above and beyond this past year. Randy Wood and Luke Jordy for building the pump houses at each of the well stations, Phillip Nelson for publishing the Newsletters and creating our Website and Bill Wilson for assisting in the Secretary/Treasurer duties and modifications to our bylaws.

If you have been at the Ranch lately you will see some changes to gates. The previous contractor installed the gate opening to Phase VII the wrong size and several gates to the other phases seem to be left open quite frequently, so we have decided to install a new gate at the entrance to the ranch, just past the county road and move Phase I gate to the lower portion of the hill. This will help secure the Ranch at the entrance and keep unwanted guests off the main road. This will only be effective if all of the members lock the gate when entering and exiting the Ranch. We will table a discussion at the annual meeting on whether to lock the interior gates. In addition, the combination will be changing to 3040 on Oct 1st.

It is unfortunate the rain has been minimal this year; however the roads have remained in pretty good condition. We have driven the ranch and identified areas that will be addressed during this year's road maintenance. Repairs have been scheduled for August. The water system has been pretty reliable as well. We did lose a pump at the central pump and had freeze problems with the brass ball valves. The steel cased ball valves seem to be the right solution Please continue to notify a board member if you see a water leak in need of repair.

I also want to remind all land owners that the Association water is non-potable water and should be used for game water only. If you are a permanent resident, you should have your own well for household use. We have been fortunate this year, with the lack of rain that our wells have been able to keep up with our demand.

Also, the Association caliche pits are for caliche ONLY – no topsoil should be taken. Remember, these pits are on the property of others and may only be used for work on the Association – please respect the owner's property and only take caliche from the pit area.

Our Website needs some new material, so please send some pictures, recipes, contractors or stories to Philip Nelson at Pnelson@newtek.com.

REMEMBER our annual Association meeting will be on September 20th at the Airstrip. Randy Wood has lined up the Edwards County Chief Appraiser (Bruce Martin) to speak about the individual wildlife management requirements. Bruce will speak to us at 10am, lunch will be served around 11am, and the meeting will begin around 12 pm. I look forward to seeing you at the meeting.

Due to time commitment, Secretary/Treasurer Jim Hutchinson resigned his position on the Board. Vice President Bill Wilson and I selected Robert Lenz to serve as interim Secretary/Treasurer. With the vacancy of the Secretary/Treasurer position, we will need to elect a Vice President and Secretary/Treasurer at this year's annual meeting. Currently we have Luke Jordy nominated for Vice President and Robert Lenz for Secretary/Treasurer. If you know of someone that would like to be on the ballot for either position, Please notify a board member prior to the meeting.

Thanks for all your support in making this a strong and successful Association!

VICE PRESIDENT'S REPORT

As promised, I have reviewed the Articles of Incorporation, the Bylaws, and the Deed Restrictions. Because of both the "lessons learned" during our first 5 years of operation and some inconsistencies in the documents, we have made many changes to the Bylaws. While the current Bylaws give complete authority to the Directors to make such changes, we want to bring the changes to a vote at the September meeting because of the significant differences. The proposed Bylaws are attached for your review (changes are in red), and we will run them by an attorney before the actual vote to make sure there are no legal issues. The following summarizes the major changes:

- Eliminates the distinction between Directors and certain Officers, and removes any references to officers receiving a salary for their services.
- Changes elections from annually to every other year unless there is a vacancy. Also sets a two-year term for each position, with a limit of three consecutive terms. It also does away with the former practice of "ascending" from one position to another. In our experience so far, we have discovered that some individuals might make a great President, but not a very good Treasurer (or vice versa). Also, one year isn't enough time to properly serve in a position. For example, I just got down a system for managing the Association funds and then I had to "pass the hat" to someone else. These constant changes (especially in the Treasurer position) put us at risk if certain filings aren't done correctly. It also doesn't give enough time for a person to develop a good working relationship with the people we deal with, whether it be the taxing authorities or the people who do the maintenance for us.
- Adds several officer positions that will be appointed by the Board of Directors. . If not filled, the duties will be assumed by the other Directors. Because of the time required with the Treasurer duties, we believed it important to separate the secretarial responsibilities. We also need a Ranch Coordinator to make sure we are getting what we paid for regarding road and water system maintenance. By making these positions appointed positions, these people can serve as long as they like, subject to approval by the current Board of Directors.
- Allows Directors to continue to make changes to the Bylaws, but directs a vote at the annual meeting if such changes have the impact on increasing monetary payments from the members. A membership vote would also be required if the Bylaws are to be completely rewritten.
- The "Dues" section has been rewritten to more clearly show the penalties for those delinquent on their annual assessments.
- Adds a section on variances to explain where the Protective Covenants can be found. It also adds a provision for penalties if a member refuses to comply with any of the protective covenants or deed restrictions.
- Clarified the mechanism to remove and replace the Board of Directors or individual Directors by the Membership and by the Board of Directors.

One clarification on the 200' restriction for structures... Although the original developer, Bill Cocke, meant for this to be a restriction on all subdivision roads, the actual wording says "public" roads. After consulting with our attorney, this means "county road or better," and it would take a document signed by 90% of the members to change this wording. Because of this development, we no longer plan to pursue variances for structures within the 200' limit on subdivision roads, and we will refund all monies paid to us in this effort. We do ask all landowners, however, to be good stewards of the ranch – don't put hunting blinds or feeders near any ranch road or property line and NEVER place a blind so that the line of fire goes across a road. Also, if possible, put your cabin or trailer so that it's not clearly visible from the road. The main thing is that we don't want our ranch to start looking like some of these run-down deer camps (remember the school bus that used to be just off the county road?). Take pride in our ranch and our land values will continue to climb. Thanks!

As a final note, we realize that everyone cannot make the annual meeting. If you want your voice heard (and trust another person to vote on your behalf), we will allow votes by proxy. Just fill out the attached proxy form (designating who you wish to act on your behalf), sign it, and send it to one of the officers. We will ensure your designated agent (if present) is able to cast votes on your behalf. This is our first year trying this, but we thought it important to try to get as much representation as possible from our landowners.

I really appreciate everyone's continued support, and we'll see you at the ranch! – Bill Wilson

SECRETARY/TREASURER REPORT

With the recent resignation of our Treasurer, Jimmy and I have worked together to ensure that all financial statements and reports are reconciled and current. The figures below show where we stand as of 31 Ju1 08. They don't reflect the amount we will soon be spending on road maintenance for this year, however – we are currently awaiting a bid on this needed work. Good luck to Robert Lenz in his new position as Treasurer. We wish him the best – Bill Wilson

Balance brought forward from 2007: \$14,532.44

Total Income in 2008: \$30,600.00

Annual Assessments	\$30,575.00
Special Assessments	\$0.00
Raffle Sales	\$0.00
Elk Lottery	\$0.00
Variance Fees	\$25.00

Total Expenses in 2008: \$7,314.69

Road Work	\$0.00
Water System Maintenance	\$5,746.80
Wildlife Biologist	\$0.00
Electric Bills	\$1,651.10
Annual Meeting	\$0.00
Grounds Maintenance	-\$163.49*
Property Taxes	\$0.00
Administrative Expenses	\$80.28
Raffle Expenses	\$0.00
Reserve	\$0.00

*Refund for 2007 expense

Current Balance: \$37,817.75

Emergency Reserve \$14,532.44 (From Last Year's Surplus)

Amount Available for Current Year \$23,285.31

Wildlife Committee Report

If you have been out to the Ranch recently, you know that it is DRY. The County Burn Ban is still in effect as we have had only about 4-5 inches of rain since last September. The town has had about twice that. We have little grass and browse is well below normal. Some ranchers are moving stock elsewhere. There are virtually no forbs available, so deer seem to be concentrating on the shrub browse. The deer we casually observe seem to go from bush to bush looking for something tender to eat. The persimmon bushes have some green fruit now that should mature within a month. The deer and raccoons will no doubt work aggressively on those. A few of the oaks are beginning to show small acorns, but well below the crops we have seen in the past few years.

We review almost daily the previous 24 hours of pictures on the game camera at our feeder and are beginning to see ribs and hip bones showing on some deer. These are mostly does who may be old or struggling to feed new babies. We have seen a limited number of small fawns, but it is still early and the does seem to be keeping them hidden. As of July 14 some does have not yet dropped the babies. We check the feeder daily and put out corn and chicken scratch--10 lb corn and 4 lb scratch. In addition, we are feeding 400-500 lb of protein pellets per week through a free choice feeder-all in a hog proof pen. Given the low availability and quality of browse the Whitetail need additional sources of protein over the next few months - more so than normal. The requirement for supplemental feed under the wildlife management plans specify free choice feeders with at least 16% protein. We have pictures of Aoudad, Axis, Elk, Whitetail, and Turkey. The Whitetail traffic has been increasing through the late spring and summer as the weather has dried vegetation out. So far we have not seen a buck older than 3 years. I have an excellent Field Guide for buck deer with great illustrations of various age bucks that I use to evaluate our game camera pictures. Whitetail buck antlers are growing quickly now, so it is still too early to be specific, but we have lots of 1-2 year old deer with spikes, 4, or 6 points. Also some young ones that may have 8 points. We have also seen several good 8 point 3 year olds. These should be good prospects for trophies at 5-6 years.

For some reason all the bigger Axis bucks in our pictures seem to have broken antlers. some have right side antlers and some have left sides. Strange. Thanks to all who sent in harvest information. In addition to the 20 whitetail bucks reported in the last newsletter, I have received data for 4 additional bucks plus 12 does from 9 additional tracts. A total of 21 of our 91 tracts reported harvesting whitetails. I also have several forms that report harvesting Axis, Fallow deer, Aoudad, and hogs. No reports on Elk. Please keep a record of the non-whitetail species you harvest or trap and report these also as this is important information for us to file with our overall ranch management plan. The Tax Appraisal office loves to see big non-native species harvest numbers- especially for hogs. The dry weather is affecting all forms of wildlife. We have seen more rattlesnakes over the past two months than in the previous 6 years. Be very careful; large [over 4 foot] and small rattlesnakes seem to be moving much more now. We've heard reports of at least 3 dogs having been bitten. If you can put it on your schedule, the TP&W Kerr Wildlife Management Area has a Range and Wildlife Habitat management seminar on August 1. This is an excellent opportunity to see how to improve habitat to enhance whitetail deer. It is educational and inspiring to see the deer in their herd. I am continuing to work with the TP&W game biologist in updating the overarching Ranch Game Management plan, and both of us have had excellent conversations with the Tax Appraisal office to understand how they are interpreting the 7 management practices and most importantly the level of intensity of each practice that is required. As mentioned in Jimmy's section, the Edwards County Chief appraiser will give a presentation from 10:00 to 11:00 AM at the meeting on Sept.20. The formal meeting will start at 12:00 AM after lunch.

As stated in past Wildlife Management plans filed with the Tax Appraisal office [for the overall Ranch] , "The primary Goal of the Indian Creek Ranch is to maintain a healthy herd of whitetail deer on the property. " Based on the TP&W published information for this area, the whitetail carrying capacity without supplemental feeding programs is about 8-9 head per 100 acres. Based on the census data I have been able to obtain starting in 2002, and looking at the harvest data, seems to suggest that the Ranch is well below that density. If our individual goals are to have the opportunity to harvest a trophy buck we will need to acknowledge that such a buck will be 5 years old or older, and harvest of young bucks must be limited if any are to grow to that age. Theoretically, less than 1 in 6 bucks in a herd will be 5 years old . If the herd is 30% bucks, 50% does, and 20% fawns, statistically it takes 17-18 deer for one to be a 5 year old buck. However if the herd has been hunted, fewer 5 year old bucks will be available. All of this makes it very important for us to conduct an accurate definitive census and to have a good discussion of the results in order to determine our goals and objectives. I am trying to do a rudimentary trend analysis of the census data for all the years 2002-2008 and need the raw data for past years. If you have such data please send them to me. The more we know about the past and present data and trends the more informed our decisions will be. Please, if you know where I can get any of this information email me at rw09176997@yahoo.com or mail to me at R Wood,5839 CR 520 ,Rocksprings 78880. In response to a 2006 survey, the members responded that the most important thing we needed to accomplish was to improve the deer and elk herds. In conjunction with this need, the members recognized that having accurate deer data and setting harvest goals were essential. In order to get the most accurate census possible, TP&W recommends 3 separate spotlight surveys taken from August to October. Current plans are to do one in August and 2 in September prior to the Annual Meeting so that harvest goals can be recommended. Don't forget that we will have a special session with the Appraisal Office to discuss the Tax Appraisal Office Guidelines starting at 10:00 AM at the annual meeting. BE THERE.

Randy
Wood

Website Update

As mentioned earlier in the newsletter, Indian Creek Ranch now has an official website that will be a great resource for both landowners and prospective land owners in Indian Creek Ranch.

Site address

www.Indian-Creek-Ranch.org

What is available on the site?

Land Owner Info – By-Laws, Newsletters, Ranch Events, etc.

Game Cam Photos – This is my favorite section of the site. It's always amazing to see the diversified game that we have out at Indian Creek. Please email your best photos to me and I'll try to get them posted ASAP.

Wild Game Recipes – Please share your favorite recipes for game that can be found out at Indian Creek.

I feel that having a strong website with good information will increase the quality of Indian Creek Ranch and therefore increase the value of our property. If you have any ideas for the site or would like to write an article that would help fellow land owners, please let me know.

Regards,
Philip Nelson

OWNERS ASSOCIATION AT INDIAN CREEK CONTACTS:

President

Jimmy Yarbrough, (210) 362-6320, e-mail: jry4275@aol.com,
2793 Valencia Lane, Schertz, TX 78154

Vice President

Bill Wilson, (210) 536-1871 or (210) 658-6814, e-mail: wilsonwr@earthlink.net,
161 Sage Drive, Universal City, TX 78148

Secretary/Treasurer

Robert Lenz 512-657-0854, e-mail: Robert_Lenz@Dell.com
124 Comanche Circle, Hutto, Texas 78634

Wildlife Management Committee Co-Chairmen –

Coy Fontenot, (979) 830-8374, e-mail coyfontenot99@hotmail.com
Randy Wood, (830) 683-4537, e-mail rw09176997@yahoo.com

Security Committee Chairman

Chuck Bocock, (830) 415-8040; e-mail: Bocock5@hotmail.com

Webmaster/Newsletter Editor

Philip Nelson, (210) 863-0360; e-mail: PNelson@newtek.com

Indian Creek Ranch CLASSIFIEDS SECTION

FREE for members

\$50 charge for a business or service listing – full page ad - \$100
Submit ads to Philip Nelson - pnelson@newtek.com

Have some Indian Creek Property or equipment on the ranch you want to sell or give away? Give you fellow Associations members first shot! Property, Guns, Equipment, Blinds, Feeders and more

Your Ad Here – Free for Indian Creek
Land Owner Association Members

Your Ad Here – Free for Indian Creek
Land Owner Association Members.

Indian Creek Ranch 2008 Calendar

<p><u>January</u></p> <p>-Quarterly gathering Saturday 19th, 1pm at air strip</p> <p>-Invoices mailed</p>	<p><u>February</u></p>	<p><u>March</u></p> <p>-Please return game survey's</p> <p>-Annual Fee's are due</p> <p>-Turkey season opens (good luck)</p>	<p><u>April</u></p> <p>Quarterly gathering on Saturday 26th, 1pm at the air strip</p> <p>- Quarterly Newsletter</p> <p>Indian Creek Ranch Website goes live</p>
<p><u>May</u> Rain Dance!</p>	<p><u>June</u></p>	<p><u>July</u></p> <p>-Quarterly gathering Saturday 26th, 1pm at the air strip</p> <p>-Game spotlight survey</p> <p>-Quarterly Newsletter</p>	<p><u>August</u></p> <p>-Game spotlight survey</p>
<p><u>September</u></p> <p>-Annual Meeting Saturday 20th,2008 9am Guest Speakers 11am Lunch 12pm Meeting</p> <p>- Sept 28th, Archery Season</p>	<p><u>October</u></p> <p>-Quarterly Newsletter</p> <p>-Annual meeting minutes to be distributed</p>	<p><u>November</u></p> <p>-November 3rd, Open Season Whitetail</p> <p>-November 3rd, Open Season, Rio Grande Turkey</p> <p style="text-align: center;">Happy Hunting</p>	<p><u>December</u></p> <p>Happy Hunting & Holiday Season</p>