

# Indian Creek Ranch

## Presidents Report



We've had a number of issues this past quarter I want to address, but first I want to remind everyone of our Annual meeting on September 19<sup>th</sup>. We'll begin eating at 11:00, with the meeting to begin at 12:00. Agenda items will be published in the July newsletter. The most important thing, however, is the election of ALL officer positions (President, Vice President, and Treasurer). As I have mentioned in the last newsletter, I will not be running for office because of the work commitments involved in closing the Air Force base where I work. Luke Jordy also will resign his position at the end of this term, but Robert Lenz has agreed to continue the position of Treasurer if there are no nominations for that particular position. At the end of this newsletter, we'll include an excerpt from our Bylaws on the duties and responsibilities of each

position. Please send any nominations (including self-nominations) to me and I'll make sure we publish the nominations in the next newsletter. We encourage people to help lead our Association into the future – this is your chance to have a direct voice in shaping things to come! I will be happy to work with anyone in the transition to any position.

One of the things we do need to discuss at the annual meeting is the elk situation. Our elk numbers are shrinking, and not because of those few elk taken by those who are drawn every year. We may or may not have an elk lottery this year depending on the outcome of our discussion. One suggestion is to only allow the taking of a bull elk that has a certain number on antler points (e.g., a 5x5). No lottery, just everyone agreeing to certain limitations (to include not

### Ranch Contacts

**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**  
**Spring Potluck**

When:  
 April 18th  
 Saturday  
 12PM



taking any cows for several years). If we don't do something, our elk population could disappear in the near future.

On the issue of securing our fences around the ranch, we haven't had a great deal of response on which areas are secure. Remember, if our ranch isn't secure, we can't force people

PRESIDENTS REPORT (CON'T)

to remove their livestock if they come in our area. These cattle are protected by an “open grazing” law – it is up to the landowner to fence them out; it is not the responsibility of the cattle owner to fence them in. As antiquated as the law may seem, that is the law in Edwards County. While some have suggested that the Association pay for such fencing repairs, this would almost surely mean an increase in the annual dues. It could also easily lead to abuse if some members decide they need to have older sections replaced. While we could vote on this at the annual meeting, I am personally opposed to having the Association take this on. We’re not asking landowners to have super strong perimeter fences – just repair the areas that cattle can come through. The repair can be as basic or as fancy as the landowner desires. Once a perimeter fence is completely secure, let me know so I can track the status of our overall perimeter.

There may have been some confusion caused by a recent email I sent out about the Wildlife Management (WLM) process. Everyone has to have filed an initial WLM plan – after that, only an annual report is required. Every so often, the county may ask everyone to submit a new plan. If no guidance is sent by the county in a particular year, an annual report is still required to be filed.

As Robert will cover in his section, we still have a number of members that haven’t paid their annual dues. Please do so as soon as possible so we can

begin moving on a number of initiatives we’ve planned for the year. Our work in replacing water valves is already beginning to pay off in reduced water maintenance charges. We want to buy some more valves to help further reduce the very high



repair bills. We will also look at the possibility of having automatic gates with a keypad for entry, but we don’t want to pursue this until we ensure that funding is available.

Thanks for everyone’s continued cooperation and we’ll see you at the ranch!

Bill Wilson

VICE-PRESIDENTS REPORT



Hello fellow landowners,

Thanks to Randy Wood for spending hours with Emmit King replacing water valves and repairing water leaks. Expenses for water repairs have greatly reduced since we started replacing valves and landowners

being in compliance by turning off their valves when they leave the ranch. We appreciate your efforts in doing your part to have a maintainable water supply for the wildlife.

By the end of next quarter, the valves in phases VI and VII will be marked with a stake identifying phase and track number. These markings have decreased the time in locating water leaks.

By the time you receive this newsletter, a map of the entire ranch (minus names of

landowners) will be posted in the kiosk. Check with a Board member if you would like to post For Sale items or any news you would like to share on the information board. It’s your kiosk!

We ask for your continued support in keeping Indian Creek Ranch a wonderful place to enjoy with your family and friends. We hope you have a wonderful Easter holiday whether you spend it at the ranch or elsewhere.

Luke Jordy

SECURITY REPORT

Security at ICR continues to be a high priority for us all. Everyone has invested in, and maintains investment in cabins, trailers, blinds, feeders, cameras, and other improvement to our properties.

Over the past couple of years, illegal immigrant traffic has dropped off in our area - much of this is due to the increased national investment in our Border Patrol capabilities - and, as we see locally, increased 'spot checks' of traffic moving north from Del Rio.

That said, we still risk intrusion into ICR from poachers and others who are intent on exploiting our investments for their benefit. It's our collective responsibility to keep an eye open for interlopers we don't recognize, or people who seem out of place or are looking for opportunities to take advantage of our hard work.

We've established an email account at [CRSecurity@gmail.com](mailto:CRSecurity@gmail.com) for us to use to report incidents of vandalism, damage to property, or suspected intrusion of non-ranch owners. Please use this address if you know of, or suspect, unauthorized trespass on ICR.

We're also looking at improving controls at the

entrance to ICR. While the new gates have been working pretty well, we're looking at ways to make access easier for permanent residents, and more convenient ( and less memory intensive!!) for the rest of the owners. Options include solar-powered keypad devices, RF devices, and other ranch-oriented entrance/egress technology. If you have ideas about this, please write me at [ICRSecurity@gmail.com](mailto:ICRSecurity@gmail.com).

If there are other areas you think we should be paying attention to, please also write to [ICRSecurity@gmail.com](mailto:ICRSecurity@gmail.com). I check this address every couple of days, and will respond to any issues reported there.



## WILDLIFE COMMITTEE REPORT

Spring is trying to arrive in the Texas Hill Country. And it is a typical "trying to arrive" spring. It has been warm, cold (with a frost April 7), dry, windy, and wet one day. Much of the vegetation has been blooming and leafing out for 2-3 weeks --just enough for the April 7 frost to turn some of it black. Some of the persimmon sprouts were killed, but hopefully not enough to harm the crop this year. The whitetail fed on this fruit quite heavily last year when the lack of rainfall reduced other feed sources.

The 2 inch rain we received in late March was a godsend. It got the vegetation growth started. Now, we really need some follow-up precipitation. Unbelievably, we have seen some cedar that is brown -apparently dead- from the drought. Also, as we travel around Rocksprings we see quite a few Oak motts that appear to be dead.

The drought that we have experienced, and the forecast for it to continue increases the concern for sufficient nutrition for the whitetail. Last year, we calculated a whitetail population density of about 1 deer per 5 acres - twice the TP&WD recommended carrying capacity for the hill country.. As a result we recommended a liberal harvest target to reduce the numbers.. Based on the reports to date, the harvest was well below what was anticipated--less than 100 deer versus the 400 target for the entire ranch. As a result, we face a probable shortage of nutrition in 2009 due to what TP&WD would consider an over-population. This situation is compounded by a significant population of Axis and Aoudad.

Additionally unless we get rain through the Turkey nesting season the prospects of a good poult crop is poor.

Speaking of Turkey, we have seen an average number of strutting toms and know of a few harvests this spring. Please be sure to record your harvests in the record book as you leave the ranch.

The umbrella Wildlife Management Plan for the Ranch has been filed with the Tax Appraisal Office. While the new regulations adopted by the State Comptroller on Dec 11 have created some questions, my conversations with the Chief appraiser gives me comfort that this umbrella plan will meet the expectations of the office if each owner files the annual report due May 1.



Also, remember that you need to update your Management Plan every 5 years. The Management Plan is what you commit to do, while the Annual Report is what you did the previous year. Melinda and I filed our first 5 year Plan in 2003, so in addition to our 2008 annual report we are filing an updated plan for 2009-2014 this year. Be sure to review the 4 page document that the Chief Appraiser gave us at the annual meeting (2008) and that Bill put on our internet site. In my conversations with the entire tax office staff this week, they emphasized several times the importance of this document in getting approval.

Good luck, and hope to see you at the spring picnic.

Randy Wood

TREASURERS REPORT

Hello everyone,

Hope you are enjoying turkey season, had calls about a few gobblers and a few rattlers being taken.

I will be sending out 2nd notices for the annual assessments, thanks to all for getting those in!!! My apologies for the dates and corrections on some but wanted to ensure that they were correct. Apologies for my fat fingers !!! We have collected dues from 63 out of 74 landowners for this year, so far. We have collected \$27,030 with \$4,910 outstanding. I will have the remaining dues collected shortly.

If you still have dues outstanding, my information is below

Robert Lenz  
124 Comanche Circle, Hutto, TX 78634

**Please make all checks payable to : The Owners Association at Indian Creek**

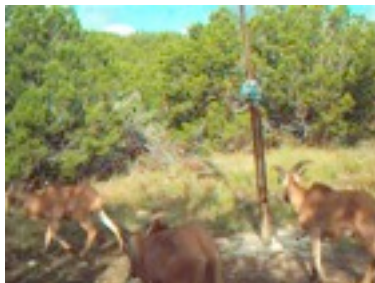
Please address all correspondence regarding treasurer matters to me now.

Enjoy your time at the ranch

Thanks,  
Robert



**Balances as of  
March 31, 2009**



<b>Balance brought forward from 2008:</b>	<b>\$20,583.34</b>
<b>Total Income in 2009:</b>	<b>\$24,252.57</b>
Annual Assessments	\$24,252.57
Special Assessments	\$0.00
Elk Raffle Sales	\$0.00
<b>Total Expenses in 2009:</b>	<b>\$8,562.19</b>
Road Work	\$3,500.00
Water System Maintenance	\$2,994.00
Wildlife Biologist	\$350.00
Electric Bills	\$1,520.59
Annual Meeting	\$0.00
Grounds Maintenance	\$92.24
Property Taxes	\$0.00
Administrative Expenses	\$105.36
Attorney Fees	\$0.00
Raffle Expenses	\$0.00
Reserve	\$0.00
<b>Current Balance:</b>	<b>\$36,273.72</b>
<b>Emergency Reserve</b>	<b>\$10,000.00</b>
<b>Amount Available for Current Year</b>	<b>\$26,273.72</b>



### WEBSITE UPDATE

#### **Beware of Rattlesnakes**

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](http://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

### CONTACTS:

**President** - Bill Wilson, (210) 536-1871 or (210) 658-6814, [wilsonwr@earthlink.net](mailto:wilsonwr@earthlink.net), 161 Sage Drive, Universal City, TX 78148

**Vice President** - Luke Jordy, (281) 255-9655 or (281) 255-9655, [ljordy@academicplanet.com](mailto:ljordy@academicplanet.com) 17607 Mueschke Road, Cypress, TX 77433)

**Secretary/Treasurer** - Robert Lenz 512-657-0854, [Robert\\_Lenz@Dell.com](mailto:Robert_Lenz@Dell.com) 124 Comanche Circle, Hutto, Texas 78634

**Wildlife Management Committee Chairman** – Randy Wood, (830) 683-4537, [rw09176997@yahoo.com](mailto:rw09176997@yahoo.com)

**Security Committee Chairman** - Dan Himmerich, [ICRSecurity@gmail.com](mailto:ICRSecurity@gmail.com)

**Webmaster/Newsletter Editor** - Philip Nelson, (210) 863-0360; [PNelson@newtek.com](mailto:PNelson@newtek.com)

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

## Calendar

### **April 18, 2009**

Land Owners Potluck - Airstrip

### **May 1, 2009**

Wildlife Plan Due to County

### **September 19, 2009**

Annual Meeting

Please submit calendar items to [philip@newtek.com](mailto:philip@newtek.com)

# Excerpt from Bylaws on Officer Responsibilities

- .01 PRESIDENT.** The President shall be the chief executive officer of the Corporation. The President shall have general supervision, direction, and control of the business and officers of the Corporation; shall have the general powers and duties of management usually vested in the office of the President of a corporation; shall have such other powers and duties as may be prescribed by the Board of Directors or the Bylaws; and shall be *ex officio* a member of all standing committees, including the executive committee, if any. In addition, the President shall preside at all meetings of the Members and Board of Directors.
- .02 VICE PRESIDENT.** The Vice President shall have such powers and perform such duties as from time to time may be prescribed by these Bylaws, the Board of Directors, or the President. In the absence or disability of the President, the Vice President shall perform all the duties of the President, pending action by the Board. While so acting, the Vice President shall have the powers of, and be subject to all the restrictions on, the President. In addition, the Vice President may be tasked to arrange for all maintenance on both the road and water systems.
- .03 TREASURER:** The Treasurer shall:
- (A) Have charge and custody of, and be responsible for, all funds and securities of the Corporation, and deposit all funds in the name of the Corporation in those banks, trust companies, or other depositories as the Board of Directors select.
  - (B) Invoice all landowners for their annual Association fees. If not collected by the first week of March, send follow-up invoices with a due date 30 days later. If these actions are unsuccessful, a registered letter should be sent to the owner notifying them that a lien will be placed on their property if not paid immediately. The Board, at their discretion, may pay to have this particular function (dues collection) performed by an outside agency or person.
  - (C) Receive, and give receipt for, monies due and payable to the Corporation.
  - (D) Place liens, if required, for non-payment of Association dues.
  - (E) Disburse or cause to be disbursed the funds of the Corporation as may be directed by the Board of Directors, taking proper vouchers for those disbursements. Any check written, however, must be counter-signed by either the President or Vice President.
  - (F) Prepare and send the required state and federal tax filings before the established due date.
  - (G) In general, perform all the duties incident to the office of the Treasurer, and such other duties as from time to time may be assigned to the Treasurer by the Bylaws, by the President, by the Board of Directors, or by law.