

Indian Creek Ranch

Presidents Report



This will be my last newsletter section after serving three years on the Association Board. Three things we were able to accomplish during this period were to collect dues on a timely basis (which we have done for the past three years!), begin a preventative maintenance program on our water system (replacing older, high-maintenance valves, marking all of our valves, and mapping out our entire water system), and improving communications so that members are aware of the current issues. Many people have helped in this effort, and I really appreciate all of their assistance. I look forward to helping the new Board in whatever capacity I can. I have volunteered to continue maintaining the homeowners list. Thanks again for everyone's support!

Our annual Association Meeting will be at the landing strip at 11:00 on September 19th. We will actually eat at 11:00 and begin the meeting at 12:00. At these annual meetings, the Association will provide the main entrees (typically hamburgers and sausages, although we may try brisket and sausage this year). Members should bring a side dish or a desert to share. Here is what we plan to cover in the actual meeting:

- Officer reports (President, Vice President, Treasurer, Secretary, Wildlife Management, Security, and Web Administrator)
- Board Confirmation Elections (Mike Hoffman

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:
 September 19th
 Saturday
 12PM

nominated for President,
 Dan Himmerich
 nominated for Vice
 President, and Robert
 Lenz nominated for
 Treasurer)

PRESIDENTS REPORT (CONT)

- Agenda Items for Discussion:
 - Automatic gate discussion
 - Wildlife management reporting requirements
 - Management of elk population
 - Non-potable water system for wildlife management
 - Budget priorities with current dues structure. As this board does not advocate an increase in dues, we need to discuss trade-offs to keep the dues stable (like only doing emergency road repairs some years when water maintenance expenses are high)



Again, thanks for everything, and we'll see you at the meeting in September!

Bill Wilson

VICE-PRESIDENTS REPORT

All of the water valves in all phases of the ranch have been identified and marked with a stake. This has proven to save a lot of time and expense in

thousands of dollars in the long run. We have had numerous water well expenditures since the last

location). Also, due to many years of service and continuously having to work on the central water well, it became necessary to replace the bladder.



searching for water leaks. Also, due to the replacement of old water valves with valves that we can work on ourselves, this expenditure will save the ranch

quarterly report. Due to possible lightning strikes, we have had to replace pumps and motors at two wells--one in phase 2 and at the central well (three tanks

I would like to thank everyone for being diligent in turning off your water valve(s) when leaving the ranch. Please continue to do so as this has cut down drastically on the amount of water leaks that we previously experienced.

Since I am not running for re-election, this will be my last report. It has been my pleasure serving the ranch as Vice-President. I will, however, continue to help when called upon or as needed.

See you at the ranch----
Luke Jordy

SECURITY REPORT

Through the first half of 2009, we've not received any notification of security problems to the gmail email contact (ICRSecurity@gmail.com). I hope this is indicative of a positive and trouble-free first 6 months of 2009.

We're still exploring options for main gate automation, however that process has slowed with the water and pump problems we've had this spring. That said, we will most likely want to discuss the options at the fall meeting. I'll have some options and descriptions to review then.

Several gate vendors provide rural/ranch solutions, ranging in price from around \$3,500.00 to over \$8,000.00; depending on the gate, the access technology (remote devices, or a hard-wired keypad), and power options (electrical vs. solar, etc.)

The main challenge that I see with an automated solution is the higher

repair costs should any part of the system fail. Something to balance against the increased convenience that an automated solution would provide.

Again, if you are having problems on your ranch, with trespassers, illegals, etc, please post a message to ICRSecurity@gmail.com.

Regards,

- Dan Himmerich



WILDLIFE COMMITTEE REPORT

As I write this I calculate that it is only about 75 days until the first day of Autumn and 160 days until the start of Winter. Given the heat we have experienced out here for the past month, I am looking forward to both dates. We have had lots of 100 F days and there is no end in sight. The good news is that the Ranch has received about 4-6 inches of rain in the same period. However, much of Edwards County has received much less. While the Ranch is fairly green, there are areas between here and town that are quite brown.

The Burn Ban is in effect and the Real Edwards Water Conservation District has increased the Drought level from Stage 3 to Stage 4. This means that all non essential water use is restricted. Non essential water use is defined as water uses that are not essential nor required for the protection of health, safety, and welfare.. The District has a list of typical non essential uses such as irrigation, filling swimming pools, putting well water in dirt ponds, etc. Controlling leaks and eliminating the waste of water is required.

In this context, it is important to reiterate that the Association requires that the valves that provide water to each tract be closed when the owners are not present. Over the past few months a number of instances have occurred where such valves were not closed and tracts further down the line did not have water. When the open valves were found and closed, the owners down the line were able to receive water. This indicates that the water was most likely escaping through a broken line, non operating float valve or other problem on the tract with the open valve.

Additionally, there are numerous reports of wells going dry in the County. We know that three of the Ranch wells are operating on an intermittent basis. They pump water out of the well bore and then rest for about an hour to allow water to seep back to fill the bore for another pump cycle. Also, one Ranch well that is supposed to be a reserve well will only pump a muddy mixture. One private well within the Ranch appears to have gone dry. We are also supplying water to some tracts that in the past did not have taps on the line. Given this situation, it is essential that we conserve as much water as possible.

Please be sure that when you leave the Ranch that your supply line valves are closed and that your float valves are operating properly when you are at the Ranch. Also please repair any leaks you may have.

The good news, based on our daily observations, is that there seems to be a good crop of antlered Whitetail this year. We have noted several bucks in velvet with spreads well beyond the ears. Many are still in the early growth stage. We have had reports of fawns on the ground and the number of does coming to the feeder has really tapered off. This probably means that they are caring for fawns away from the traffic at the feeder.

We will be conducting game census counts sometime in August and September. Have not set dates yet, but if anyone is interested in participating, please contact me.(830-683-4537)

We are also looking at the question of Elk harvest and would appreciate any thoughts or opinions you would like to share.

When you come out, drop by if you have time.

Randy

TREASURERS REPORT

Hello....

Appears the deer are in velvet and the rain is few and far between. Evidently the town of Rocksprings has gotten plenty!!!!

I am happy to report that all dues have been collected for the year. All credits and debits for the previous years have been cleared up also.

The budget numbers have been adjusted since the last update. We have had several water maintenance repairs to complete, we also have another large one outstanding. We have had to reduce the road maintenance budget to accommodate the water

repairs. Please look for additional changes as needed in the next newsletter.

Please see latest updated budget numbers attached (as of June 30, 2009).

Thanks,
Robert



Balance brought forward from 2008:	\$20,583.34		
Total Income in 2009:	\$31,978.53		
Annual Assessments	\$31,978.53		
Special Assessments	\$0.00		
Elk Raffle Sales	\$0.00		
		Revised Budget	Original Budget*
Total Expenses in 2009:	\$18,156.53	\$34,550.00	\$34,550.00
Road Work	\$3,500.00	\$11,000.00	\$13,000.00
Water System Maintenance	\$11,016.00	\$16,000.00	\$12,000.00
Wildlife Biologist	Type to enter text \$350.00	\$350.00	\$350.00
Electric Bills	\$2,209.00	\$5,000.00	\$5,000.00
Annual Meeting	\$30.02	\$500.00	\$500.00
Grounds Maintenance	\$885.41	\$1,000.00	\$3,000.00
Property Taxes	\$0.00	\$400.00	\$400.00
Administrative Expenses	\$166.10	\$300.00	\$300.00
Attorney Fees	\$0.00	\$0.00	\$0.00
Raffle Expenses	\$0.00	\$0.00	\$0.00
Reserve	\$0.00	\$0.00	\$0.00
Current Balance:	\$34,405.34		
Emergency Reserve	\$10,000.00		

* Budget previously included \$3,000 for automatic gate installation (from reserve)



WEBSITE UPDATE

Beware of Rattlesnakes

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
Philip@newtek.com

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 – We need new pictures! Please send you photos to Philip@newtek.com

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

CONTACTS:

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

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

Secretary/Treasurer - Robert Lenz 512-657-0854, Robert_Lenz@Dell.com 124 Comanche Circle, Hutto, Texas 78634

Wildlife Management Committee Chairman – Randy Wood, (830) 683-4537, rw09176997@yahoo.com

Security Committee Chairman - Dan Himmerich, ICRSecurity@gmail.com

Webmaster/Newsletter Editor - Philip Nelson, (210) 863-0360; PNelson@newtek.com

Calendar

September 19, 2009

Annual Meeting

Please submit calendar items to
philip@newtek.com