

# C.A.S.I.



2/22/90

Dear Chilihead:

The official ground breaking ceremonies of Rancho CASI de los Chisos took place at Terlingua February 17. We had around 100 people there including quite a number of our neighbors from Alpine to Presidio, the press, dignitaries, and CASI people. We had the "golden shovel" decorated with chile peppers for digging the first scoop of dirt. Official addresses were given by Pat Irvine, Ray King, Vann York, and myself. The State dish of Texas was served to all. A really gala chili affair!

Over the past several months we have engineered a site plan to include roads, camp sites, the "arena", the stage, power, phone, and water lines, locations for the restrooms with flushing toilets and showers. On February 17, full scale development began. We had a D-4 Cat, a road grader, and front-end loader working through Monday making the site improvements. Practically all road work and site clearing is done. The "pads" for the stage, judging, emergency medical services are in. With the three pieces of heavy equipment running around you would swear we were building a shopping mall! Extreme care is given to disturb as little of the natural vegetation as possible. We are presently in the process of designing the buildings for the stage, judging area, and EMS. We want to use as many materials native to the area as we can such as adobe, limestone rockwork, sotol. We are being very frugal with our Old 320 money. For example, the cost for the heavy equipment is \$35.00 per hour including the operator. Try to beat that in your home town! Our new home is a beautiful site One that everyone will be proud of. The site preparation is essentially complete. The buildings will go up later this year. We will be ready for the CASI Terlingua International Chili Championships this November. However, we are a long way from our goal of selling all "Old 320" shares.

At our Board of Directors meeting on 2/17/90 it was agreed that a official definition and information package for share owners and potential purchasers was required to answer all questions. What follows is what the BOD wants everyone to know. This is official and should be considered as factual information. If you hear anything to the contrary, please disregard it.

I hope this answers all of your questions. We are 1/3rd sold out with a long way to go. We are on target. Our goal is to sell all remaining shares this year so we can complete the development of Rancho CASI de los Chisos this year including construction of the stage, judging area, emergency medical services, etc. Our stated purpose is to own the land free and clear as soon as possible. As such, we require alot more revenue from the purchase of shares. Buy a share in our future!

Bob Whitefield

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CASI Director/Treasurer

Call me anytime at: (206)453-7545 days  
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"OLD 320" WHAT DOES IT MEAN?

Buy purchasing a share you are essentially donating revenue to allow CASI to purchase our own land for a permanent site for our chili championship. The operations and management of the cookoff and Rancho CASI de los Chisos will be done by the CASI board of directors. There will be an annual meeting of all "Old 320" members where they will elect their "Alcalde", which is the Spanish word for "mayor". The Rancho will have its "mayor" who will represent the wishes of "Old 320" members in the management of Rancho CASI de los Chisos. All members will have a direct voice in recommending to CASI what they would like to see in improving the Rancho. For example:

- a. "We want a new road over there."
- b. "We want more toilets over here."
- c. "We don't want that band again next year."
- d. "Can we hire Willie Nelson for Saturday night?"

The list goes on but, as a share holder you will have input on how you want to make the Rancho improved to your liking. The first share holders meeting will be Friday November 2, 1990 at 10:00 AM at the stage. At this meeting you will elect your "Alcalde". It is expected that after this first year the Alcalde will solicit input from all members, probably by mail survey on what improvements would be recommended for the 1991 cookoff. Also, at the November 2 meeting the selection of your cook sites in the arena will take place. This is how it's going to work. There will be three rounds of selection.

Round 1.

This will be done by order of your share number. Number 1 will pick first, followed by number 2, on so on.

- Q. What if spouses have numbers that are not in sequence e.g., John Doe has number 12 and Mary Doe has number 55?
- A. John has the lower number of the two. John will pick two sites for the both of them so they can be side by side.

Round 2.

This is for groups who want to be together e.g., pods and their members who want to be together or friends who want to be together. The person holding the lowest number in that group will pick for the group.

## Round 3.

This is for trading. Once rounds 1 and 2 are complete if you don't like where you are, want to be next to your friend, pod, or whoever, you can trade or move around any place you want to be that's open.

Rounds 1, 2, and 3 are designed to give you what you want in close cooperation and fairness to all during the site selection period of this first share holders meeting. Remember, the site you select is yours for life.

Q. "When I die can I will it?"

A. You can will to some one in your immediate family on a one time basis. There is no charge.

Q. "Where are the cook sites that we will be selecting?"

A. They are in the arena.

Q. "Do we select permanent camping sites?"

A. No. The camping sites are on a first come first serve basis. There are no permanent camping sites for anyone.

Q. "If I qualify, do I have to cook in the arena?"

A. No. You can cook where you camp.

Q. "If I don't qualify, can I let some one else use my cook site in the arena?"

A. Yes, if that person is qualified.

Q. "If I don't plan on going to Terlingua and want to let some one use my cook site what do I do?"

A. Let any CASI director or the Alcalde know.

Q. "How big are the cook sites?"

A. They are 10'X10'.

Q. "How big are the camp sites?"

A. They are 25'X45'.

Q. "How big is the arena?"

A. About three times the size as the Mine arena.

Q. "My cooking table is eight feet long. I don't want to cook

in the arena by myself. Can I share my table with another cook who is not a share holder?"

A. Yes.

Q. "What about team members and friends, can they come help me at my cook site?"

A. Yes

~~Q. "Do you have to own a share before you can cook in the arena?"~~

A. No. Anyone can cook in the arena.

Q. " Do Directors, Life Members, past CASI Directors have a priority in selecting cook sites?"

A. No. Only "Old 320" members have site selection privileges. It is the shareholders who are making the land purchase happen.

Q. "What about a special site for the current CASI champion?"

A. There will be a special site at a special location for the current Champion with appropriate signage in honor of the Champion.

Q. " What are the property taxes on the land?"

A. Estimated taxes supplied to us from Brewster County are \$143.14, broken down as \$22.88 for the county, \$19.50 for the hospital, and \$100.76 for school taxes.

Q. "Is there Title Insurance?"

A. Yes, from Stewart Title Guaranty Company, by Ellyson Abstract & Title Company of Alpine.

Q. "Was a legal survey done?"

A. Yes, by Steven Walker, Registered Surveyor, of Alpine.

Q. "What did we pay for the land?"

A. \$125.00 per acre.

Q. "What are the terms?"

A. 10% down, 10% interest, 10% annual installment due December 28th of each year.

Q. "What do we owe on the balance?"

A. \$35,725.50