

Sangre de Cristo Ranch Owners, Inc. Membership Meetings	Zoom meeting ID: 834 9260 1289 Zoom passcode: 543203
---	---

**SCRO Membership Quarterly Meeting for Fall 2025
Saturday, November 1, 2025, 10:00am-12:00pm on Zoom**

The general public is welcome to attend this meeting and to participate in any, and all, presentations and discussions

Only SCRO members may participate in votes

Agenda Packet

Zoom link: <https://tinyurl.com/prer5uav>
(instructions for Zoom are on page 6)

Call to order

Welcome to all!

This meeting is being audio- and video-recorded and will subsequently be published to a publicly accessible website. If you do not wish to be part of the recording, please take steps now to protect your identity. You may keep your camera turned off, you may use a meeting identifier other than your name, and you may decline to participate in the meeting.

Please keep your mic muted except when you are actively speaking. This will help manage background noise.

Guest speaker: Daniel Boyes, Executive Director,
Rio Grande Headwaters Restoration Project

Attendees (including those who are not SCRO members) are welcome to ask questions anytime during the presentation.

Costilla County Wildfire Ready Action Plan & Community Wildfire Protection Plan

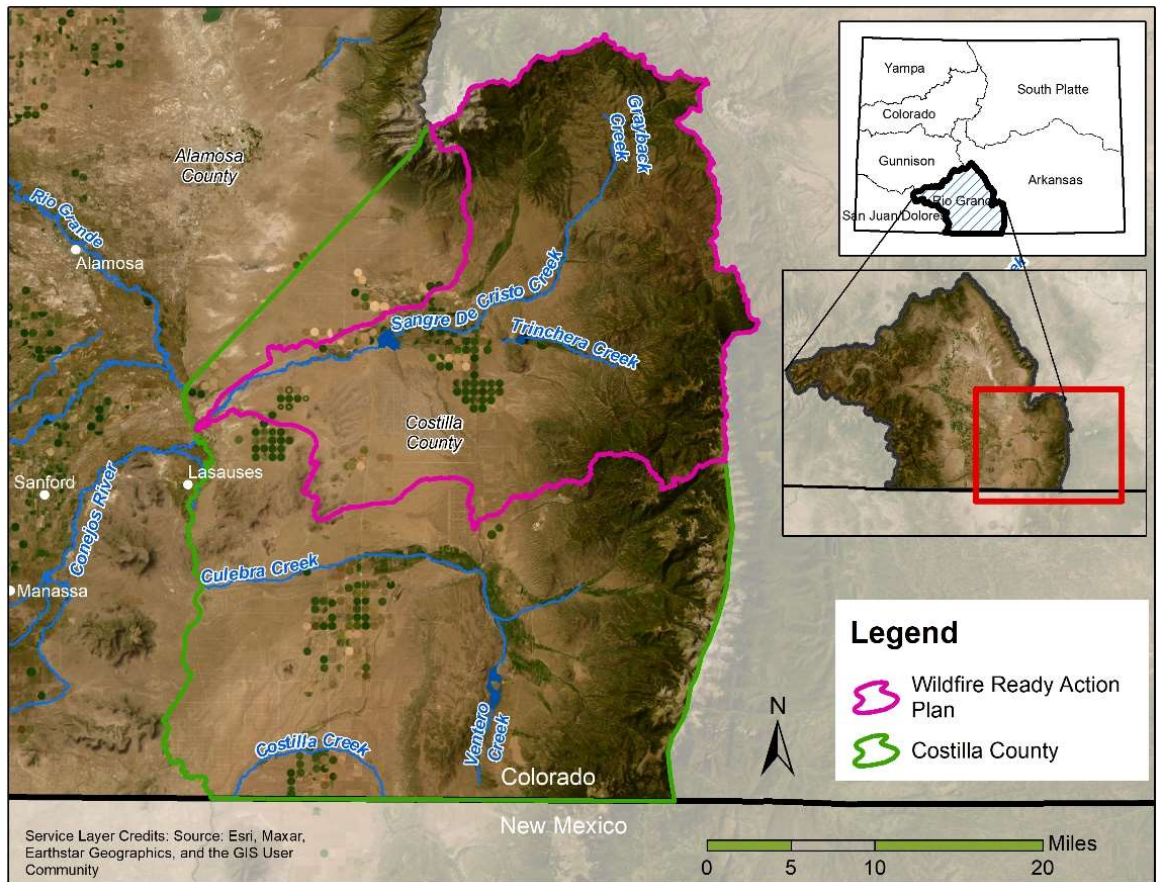
This presentation will cover the need for the CWPP update and WRAP planning effort. It will also cover the timeline of the planning effort, which will commence soon.

Project General Description

Costilla County has a first generation CWPP (2008) that needs to be updated to meet current assessing technologies, hazard analysis, mitigation strategies, community education, emergency preparedness and response capabilities.

The area relies on water for municipal and agricultural uses from several sources provided by multiple watersheds inside the county boundary. There are many threats to forested watersheds in Colorado, including Costilla County, that provide drinking water for surrounding communities. These threats include wildfire and post-wildfire effects, insects and diseases, floods, and drought.

Recently, Colorado has seen impacts stemming from these threats in forested watersheds throughout the State, with sometimes multiple and overlapping threats affecting the same watersheds and water supplies within the same year. This proposal presents an approach to engage the community and create a detailed assessment of the values and hazards related to wildfire and water supply, analyze pre- and post-disturbance conditions, and develop both a comprehensive and interactive WRAP and CWPP.



Project Planning Area

Wildfire Ready Action Plan

As background, the Wildfire Ready Watersheds (WRW) program in Colorado is a pre-fire planning framework to protect watersheds from the potential impacts of wildfires. The WRW program starts with completion of a WRAP, which assesses the susceptibility of a watershed to post-fire impacts on community values such as water supplies, life and property, transportation corridors, and riparian and aquatic habitat. The WRAP identifies actions that communities can take before wildfires occur to plan for and minimize these impacts. For more details, see the CWCB webpages regarding Wildfire Ready Action Plans (<https://www.wildfirereadywatersheds.com/actionplan>). These combined efforts will contribute to safer, more resilient communities and healthier ecosystems.

Roll call

Six non-board members and four board members are required for a quorum.

Board Members

President: Nancy Frase

Vice-President Josabeth (Jo) Way

Secretary: Mike Powell

Treasurer: Dagmara (Mara) Rodriguez-Walters

At Large Member: Steve Navratil

At Large Member: Scott Cessac

At Large Member: Vacant

SCRO Members

SCRO members will be asked to identify themselves

Confirmation of a quorum

Board Member Rodriguez-Walters will determine if there is a quorum

Review of agenda

Discussion: Consider requests for modifications to the agenda

Vote by voice: Motion to “approve the agenda as presented [with the following amendments...]”

Review of meeting minutes

Discussion: Consider requests for modifications to the minutes from the September 4th, 2025, regular board meeting (see attachment “SCRO Annual Board Meeting: August 2, 2025”)

Vote by voice: Motion to “approve the minutes from the August 2nd, 2025, annual membership meeting as presented [with the following amendments...]”

Introduction of board members

President: Nancy Frase

Vice-President Josabeth (Jo) Way

Secretary: Mike Powell

Treasurer: Dagmara (Mara) Rodriguez-Walters

At Large Member: Steve Navratil

At Large Member: Scott Cessac

Candidate: Margie Palmer

Updated website

- Up-to-date meeting minutes & governing documents
- Social events
- Maps
- Priorities
 - Community-focused
 - Administrative

Announcements

Social activities (public welcome):

- Ranch-giving Potluck Dinner on Saturday, November 22nd, starting at 5:00pm
- SCRO Hot Cocoa Booth at the San Luis Tree Lighting on Saturday, December 6th, starting at 5:00pm
- Christmas Casual Night Out on Saturday, December 20th, starting at 5:00pm at Mrs. Rio's in San Luis (each person pays their own way)
- Please contact Board Member Mike Powell through his Facebook account or communityscro@gmail.com if you are interested in participating in any of these events

Membership meeting (public welcome):

- The next membership meeting is Saturday, January 31st, starting at 10:00am on Zoom

Board meetings (public welcome)

- Regular board meeting on Thursday, November 6th, 8:30-10:00am on Zoom
- Work session on Thursday, November 20th, 8:30-10:00am on Zoom
- Regular board meeting on Thursday, December 4th, 8:30-10:00am on Zoom
- Work session on Thursday, December 18th, 8:30-10:00am on Zoom
- Regular board meeting on Thursday, January 8th, 8:30-10:00am on Zoom
- Work session on Thursday, January 22nd, 8:30-10:00am on Zoom

Details are, or will be, posted on SCRO's website (www.scrocommunity.org).

Community-focused priorities: Access to water

- Water access for cisterns
- Proactive/preventative efforts (see attachment, "SCRO-Led Facilitation...")

Community-focused priorities: Social connection

- SCRO-sponsored social events
- Meeting space

Community-focused priorities: Economic development & growth

- Master plan
- Local business ads on website

Administrative priorities: Governing documents

- Non-profit status
 - Currently 501(c)(4)
 - Worthwhile to reorganize as 501(c)(3)?
- Strategic plan
- Protocols
 - Notification of meetings
 - Membership votes
 - Proposals from membership
 - Conflict resolution

Administrative priorities: Finances

- Internal financial audit
- Current state of finances (see attachment “Financial Summary...”)
- Budget

Administrative priorities: Communication strategy

- Website
 - Member forum
 - Blog
- Social media
- Mass notifications
- Newsletter
- Newcomer’s packet

Community Input

Community members may speak even if they are not a member of SCRO. When you are recognized, please unmute your mic, then state your name and your relationship with the community. Then, begin your comments. You are encouraged to be prepared, and comments will be limited to five minutes. Comments are to be respectful (i.e., no personal attacks) and relevant to the Sangre de Cristo Ranches community. Please be aware that your comments are being audio- and video-recorded and will subsequently be published to a publicly accessible website.

Board member comments

Board members may respond to community input and/or provide any supplemental information or announcements.

Adjourn

About Zoom

Zoom link: <https://tinyurl.com/prer5uav>

Zoom meeting ID: 834 9260 1289

Zoom passcode: 543203

To join the Zoom meeting using audio and video:

- 1) Ahead of the meeting, download the Zoom app from the appropriate app store onto a device that has speakers, a mic, and a camera (camera is optional). You only need to do this one time.
- 2) A few minutes before the meeting, either click on the Zoom link (provided above) or, from within the app, click the “Join” button and enter the meeting ID & passcode (provided above).
- 3) You will be presented with a screen in which you can adjust your audio and video settings. When you are ready to join the meeting, click the “Join” button and you will be placed in the meeting’s waiting room.
- 4) The meeting host will admit you into the meeting.

You can also dial-in from your phone (voice only):

- 1) Call 719-359-4580.
- 2) When prompted, enter the meeting ID (provided above) followed by the pound key.
- 3) When prompted for participant ID, just press the pound key (you don’t have a participant ID).
- 4) When prompted, enter the meeting passcode (provided above) followed by the pound key.
- 5) You will be placed in the meeting’s waiting room.
- 6) The meeting host will admit you into the meeting.

**SCRO Annual Board Meeting
August 2, 2025**

Start: 12:25 PM

SCRO Board Members Present:

Mike Powell, President
Tina Squire, Secretary/Treasurer
Wade Eppler, At Large
Troy Way, At Large

Treasurer Report:

Beginning Balance 07/31/2024 -	\$33,371.41
Ending Balance 06/30/2025 -	<u>\$27,970.44</u>
Year to Date Expenses -	\$ 5,400.97

Nominations:

President: Nancy Frase
Vice President: VACANT
Secretary/Treasurer: Mike Powell
At Large (1): Josabeth Way
At Large (2)
At Large (3)

Vote: Unanimous; all nominations elected

Comments:

Wade Eppler:

Wade resigned from SCRO Board due to conflicts with other duties. Wade did offer use of American Legion Post in San Luis for board meetings and events whenever needed (provided no conflict with AL activities).

Steve Navratil:

Steve brought up concerns from Lynn King regarding previous college scholarships that were provided by SCRO and/or individual members. Funds were obtained by use of selling recyclable materials (ie aluminum cans).

Discussed website Unreal Engine (<https://www.unrealengine.com/en-US>) use for learning/training purposes for individuals and school students as way to help disadvantaged youths of the area.

Discussed possibility of community meeting for brainstorming; consulting with Nicole Langley (grant writer) for obtaining grants for fire mitigation, water rights, and other pertinent services;

MISCELLANEOUS ITEMS:

County Code Enforcement: illegal ponds, building, etc;

Water Rights: Fort Garland water out of service, no water supply;

Crime: theft/animal abuse/lack of county response;

Lack of respect, lack of participation, lack of cooperation of residents;

Fort Garland Revitalization Committee.

MEETING ADJOURNED 1:45PM

SCRO-Led Facilitation of the Management of the Water Access Crisis

10/26/25

Background: Water access for refilling cisterns has been shut off, first by Sangre de Cristo Water Services, then more recently by the Fort Garland Water and Sanitation District. This has local residents – within the Ranches and outside of the Ranches – scrambling to find reliable and affordable sources of bulk water. Tensions between governmental agencies and the public have increased. Multiple residents have stepped into leadership roles to find and implement solutions. While solid strides have been made in finding solutions, the disjointed efforts are less effective in the long run than a coordinated effort would be.

8/7/25: During the regular SCRO board meeting, the board voted to immediately retain a water rights attorney.

8/12/25: SCRO retained a water rights attorney to assess long-term solution options.

9/4/25: SCRO's board decided to take on the role of an information clearinghouse and a facilitator/mediator ("facilitation effort") during the community's solution-finding effort to ensure effective cooperation among the various efforts and entities within the community.

Discussion

SCRO's attorney has not yet given us the "green light" to engage in any communication with Trinchera Ranch nor with Sangre de Cristo Water Services, Inc. However, our attorney has encouraged us to move into the roles being proposed here.

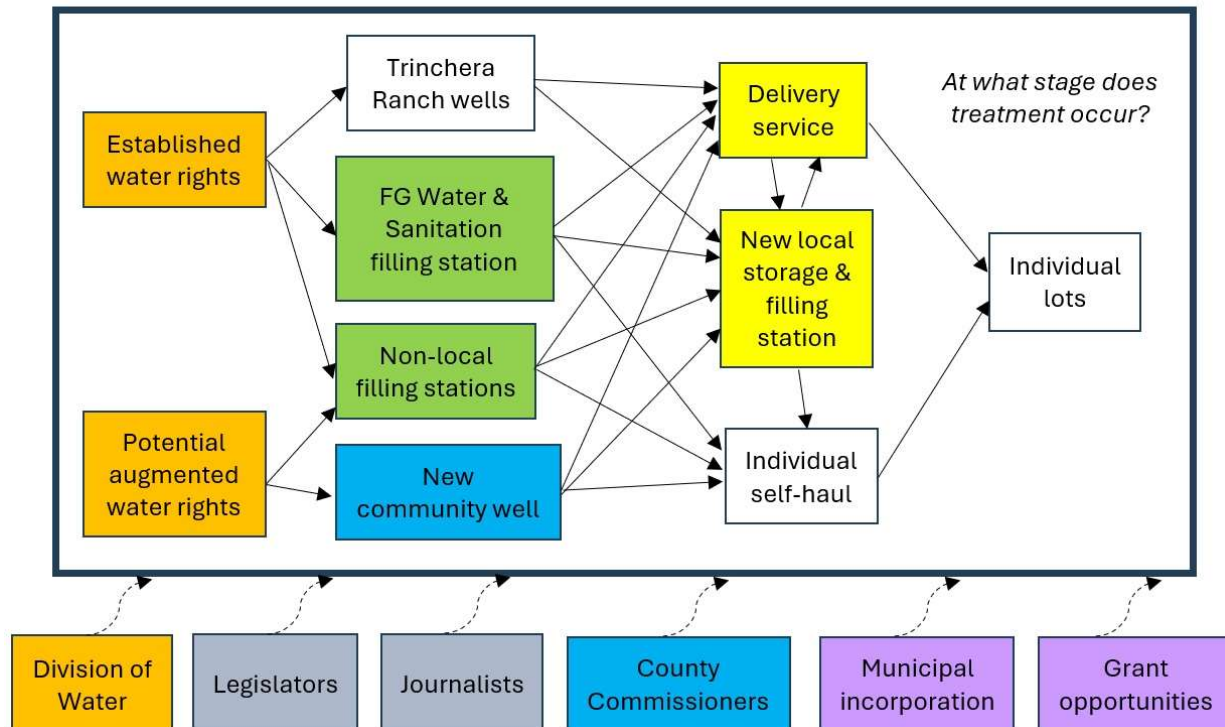
The water access issue is like a huge jigsaw puzzle. Different community members and governmental leaders are each working on different parts of the puzzle. However, they are having trouble knowing what is happening across the "big picture." One person may have the puzzle piece that another person is looking for, but they are unaware of each other's circumstances. In contrast, someone standing back and looking at the entire puzzle might be able to identify the dilemma as well as a solution. SCRO has taken on the role of the "big picture" facilitator.

The following guidelines are recommended for the implementation of this proposed facilitation effort:

1. Strive for collaboration rather than aggression
2. Seek more to understand rather than to be understood
3. Support existing grassroots efforts
4. Launch new efforts only if necessary
5. All ideas deserve to be heard without interruption or judgement, and deserve to be understood in full
6. All people offering ideas, and the hard work of those people, deserve to be respected and honored
7. Healthy relationships are vital – protect them
8. Be clear about when you are operating as a representative of SCRO and when you are operating as a private citizen; adjust your language accordingly
9. Make no commitments on behalf of SCRO without the approval of SCRO's board obtained during a publicized board meeting
10. Be as transparent as you can be without divulging confidential information

It is not SCRO's place to judge whether any one idea is "good" or "bad," or to determine its chances of success. Rather, SCRO's responsibility would be to learn enough about everyone's ideas, knowledge, and experiences to figure out how the puzzle pieces might go together. Bottom line, our goal would be to piece together at least one – hopefully multiple – paths from the left edge of the diagram (below) to the right edge of the diagram. There will likely be short-term solutions, mid-term solutions, and long-term solutions. Furthermore, the viability of various potential solutions will be influenced by a multitude of public-centric entities, many of which are shown along the bottom of the diagram.

Potential Routes for Creating Access to Water



To effectively facilitate the "big picture" as a team, each board member is responsible for a portion of the effort. Each board member handles one category of tasks (defined below). As SCRO president, Board Member Frase coordinates the overall effort while each of the other board members adopt a "liaison" role:

"Water rights" liaison (orange boxes) – Board Member Scott Cessac:

- Identify the existing water rights (ground & surface) that currently supply (or could supply) Trinchera Ranch wells, Fort Garland Water & Sanitation District (FGWSD), and non-local filling stations
- Attempt to identify any existing water rights (ground & surface) that could be reallocated (via an updated augmentation plan) to supply FGWSD, non-local filling stations, or a new community well
- Develop a comprehensive understanding of augmentation plans, in general
- Actively participate in a meeting scheduled and led by Board Member Frase with key players in the Division of Water
- After the meeting, establish and maintain a healthy (and hopefully friendly) relationship with the Division of Water

- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Filling stations” liaison (green boxes) – Board Member Steve Navratil:

- Develop a comprehensive understanding of the functions and responsibilities of the Fort Garland Water & Sanitation District, and the resources available to them
- Actively participate in a meeting scheduled and led by Board Member Frase with key players at FGWSD
- After the meeting, establish and maintain a healthy (and hopefully friendly) relationship with FGWSD
- Attend FGWSD meetings and provide regular reports on those meetings to SCRO’s board
- Develop and maintain healthy (and hopefully friendly) relationships with community members who have already been working to establish access to non-local filling stations; develop a comprehensive understanding of whatever information they are willing to share
- Develop a comprehensive understanding of: what non-local filling stations exist, which ones are currently selling bulk water, which ones have the option of selling bulk water but are not doing so, and the parameters and limitations associated with each of those stations
- Develop and maintain healthy (and hopefully friendly) relationships with the various non-local filling stations, including the ones who are not currently selling bulk water
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Costilla County” liaison (blue boxes) – Board Member to be appointed on 11/6/25:

- Develop a comprehensive understanding of the functions and responsibilities of the Costilla County Board of Commissioners (CCBC) related to access to water, and the resources available to them
- Actively participate in a meeting scheduled and led by Board Member Frase with key players of the CCBC
- After the meeting, establish and maintain a healthy (and hopefully friendly) relationship with the CCBC
- Attend CCBC meetings and provide regular reports on those meetings to SCRO’s board
- Develop a comprehensive understanding of the requirements for the potential development of a community well (technical, legal, fiscal, etc.)
- Identify potential locations for a new community well and the “pros” and “cons” of each
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Public relations” liaison (gray boxes) – Board Member Jo Way:

- Develop and maintain healthy (and hopefully friendly) relationships with regional journalists and news outlets
- Work with the board to draft press releases
- Once the press releases are approved by the board, distribute them to the media
- Develop and maintain healthy (and hopefully friendly) relationships with regional legislators and other community leaders
- Leverage those relationships to open channels of communication with reluctant stakeholders and to enhance access to resources
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Storage & transportation” liaison (yellow boxes) – Board Member Mara Rodriguez-Walters:

- Develop and maintain healthy (and hopefully friendly) relationships with community members who have already been working to establish the delivery and/or storage of water; develop a comprehensive understanding of whatever information they are willing to share
- Identify existing and potential commercial delivery services (excluding Sangre de Cristo Water Services, Inc. because our attorney has not yet given us a “green light” to engage in discussions with them)
- Develop and maintain healthy (and hopefully friendly) relationships with those delivery services without “stepping on the toes” of the community members identified above
- Develop a comprehensive understanding of the requirements for establishing regular deliveries either to a central location near Ft Garland or to individual lots (i.e., what are the operating parameters of the various delivery services)
- Develop a comprehensive understanding of the requirements for establishing a new local storage and filling station (technical, legal, fiscal, etc.)
- Identify potential locations for a new local storage & filling station
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Strategic planning” liaison (purple boxes) – Board Member Mike Powell:

- Develop and maintain healthy (and hopefully friendly) relationships with community members who are striving to incorporate our local area into a municipality; develop a comprehensive understanding of whatever information they are willing to share
- Develop a comprehensive understanding of the requirements for municipal incorporation
- Research what is involved in establishing and operating a 501(c)(3) and how the 501(c)(3) might legally fund projects identified and spearheaded by SCRO (which currently is a 501(c)(4) corporation)
- Develop and maintain healthy (and hopefully friendly) relationships with community members who are exploring grant opportunities for community projects related to water, wildfire mitigation, emergency services, etc.; develop a comprehensive understanding of whatever information they are willing to share
- Identify grant sources that would be relevant to our community
- Develop a comprehensive understanding of grant writing/implementation so that you possess the skills needed to liaison with a grant writer and/or program manager (should we hire one)
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

Sangre de Cristo Ranch Owners, Inc.

Financial Summary for Past Three Years

(10/1/22 to 10/20/25)

Please note that an internal financial audit is underway. While the SCRO president and treasurer believe the figures shown below are substantially accurate, there may be some adjustments after the audit is complete.

President's comments are italicized.

Checking account:

10/1/2022 balance: \$42,340

Three-year income: \$7,515

Three-year outgo: \$28,912

10/20/2025 balance: \$20,943

Income:

- \$6,784 Membership dues
 - *How do we increase quantity of memberships? Do we need to increase the amount of membership fees (if we can better justify our expenditures)?*
- \$428 Co-op capital credits from San Isabel Electric
 - *What is this? Is this being sent to us in error? Are we entitled to it?*
- \$280 Advertising on website and in newsletter
 - *Does this jeopardize our IRS non-profit status?*
- \$23 Interest from checking account

Outgo:

- \$6,050 Water rights attorney's legal fees, board has authorized \$7,000 (Aug-Oct 2025)
 - *While this is a large expense, it goes towards the long-term benefit of the community as a whole (unlike spending \$5K on food for meetings)*
- \$5,835 General liability insurance and officer bonds
 - *What do we need, at a minimum? Are these the best rates?*
- \$5,205 Food for meetings
 - *How is this amount justified?*

Outgo (continued):

- \$3,487 Accounting software subscription (Aplos), started at \$60/mth, now \$169/mth
 - Is there a less expensive option?
- \$1,979 Miscellaneous (printing, postage, office supplies, P.O. Box rental)
- \$1,320 Storage unit
 - High priority – let's get the unit cleaned out and eliminate this expense
- \$1,291 Dumpsters for Dumpster Day (June 2023)
- \$1,195 Dumpsters and food for clean-up crew after a resident's home was lost to a fire
 (Spring 2023)
 *- This appears to have benefited an individual SCRO member – does that
 jeopardize our IRS non-profit status?*
- \$975 Meeting space rental
- \$772 Social events
- \$448 Vehicle decals for members (Aug 2023)
 - Are there any of these left? If so, how can we make good use of them?
- \$195 Income tax (Apr 2023)
 - Why did we pay income tax?
- \$160 Annual business filings with Secretary of State

Memberships:

Three years ago, we had approximately 175 members
We now have 31 members