Sangre de Cristo Ranch Owners, Inc. Board of Directors Meetings	Zoom meeting ID: 834 9260 1289 Zoom passcode: 543203

SCRO BoD Work Session for September 2025
Thursday, September 18, 8:30-10:00am on Zoom

Meeting Notes

Zoom link: https://tinyurl.com/prer5uav
(instructions for Zoom are on page 12)

Bracketed numbers show the related time marks within the video recording of the meeting

Call to order [occurred before recording was started]

The work session was called to order at 8:32am.

Roll call [occurred before recording was started]

President: Nancy Frase - PRESENT
Vice-President Josabeth (Jo) Way - PRESENT
Secretary: Mike Powell - PRESENT
Treasurer: Tina Squire - PRESENT
At Large Member: Steve Navratil - PRESENT
At Large Member: Dagmara (Mara) Rodriguez-Walters - PRESENT
At Large Member: Eric Averett – ABSENT (was not able to attend due to technical issues)

Review of agenda [occurred before recording was started]

There were no requests for modifications to the agenda.

Community Input [occurred before recording was started]

No community members spoke.

Board Member Squire's resignation [0:00]

The board discussed the pending resignation of Board Member and Treasurer Squire (effective October 2nd) and expressed appreciation for her many contributions over the past two-and-a-half years.

The board discussed who might be a good fit for the treasurer's office. Board Member Rodriguez-Walters expressed a willingness to learn more about the responsibilities associated with the office to determine if she would be willing to be considered for the office.

Board Members Squire accepted an action item to pass along information about the office of the treasurer to Board Member Rodriguez-Walters so Board Member Rodriguez-Walters can determine if she if willing to be considered for the office.

The board discussed the best way to recruit a new board member to fill Tina's board seat. The board collectively expressed a desire to vote on appointing Scott Cessac at the next board meeting, if he is still interested in being on the board; at the last board meeting (Sep 4th), he was the first runner-up in the vote for appointing new board members. If he is not interested, then the board would like to reconsider all candidates who were presented at the Sep 4th board meeting.

Board Member Way accepted an action item to consult with Scott Cessac to determine his level of interest. If he is not interested, Board Member Way will reach out to the remaining candidates who were considered at the Sept 4th board meeting to gauge interest.

Review of outstanding action items [11:20]

Board Member Squire stated that she had gathered a sizable amount of information about the Ranches "common" property owned by the county. She accepted an action item to send that information to Board Member Frase.

Board Member Frase noted that a sufficient number of emailed votes from board members were received for authorizing SCRO's water rights attorney to send a letter to Sangre de Cristo Water Services, Inc. This vote is to be ratified in the next board meeting (Oct 2nd) and an executive session will be held on this matter during the same board meeting.

Water access [13:30]

Board Member Frase announced that she and Board Member Navratil are scheduled to meet with Salina Pacheco, the manager of the Fort Garland Water and Sanitation District (FGWSD) later in the day (Sep 18) to establish a cooperative relationship between SCRO and FGWSD and to gather an update on the potential sale of water for cisterns by FGWSD. It was noted that, on Sep 12th, FGWSD voted to restart the sale of water in the very near future.

Board Member Frase announced that she is working to set up a meeting with Pat McDermott, a staff engineer for Water Division 3 of the Colorado Division of Water Resources (DWR). Several of SCRO's board members need to gather information from Mr. McDermott and Board Member Frase is considered about each board member contacting him independently and causing him more work than necessary. Thus, the purpose of the meeting with Mr. McDermott would be to establish a cooperative relationship between SCRO and DWR, and to determine how to most efficiently exchange information between the two entities.

Board Member Navratil shared that his research indicates that the quality of water from private wells is not regulated by DWR because they are not covered by the EPA's Clean Water Act. However, potable water that is for sale (via a commercial or municipal well) is subject to the Clean Water Act laws and is regulated by DWR. This regulation places a huge burden on private companies looking to provide water during this water crisis (and possibly into the foreseeable future). It is not only the wells that are affected by this regulation; it is also the responsibility of commercial delivery services to maintain the potability of the water during the delivery process, which requires maintaining the potability certification of the delivery trucks. SCRO needs to be cognizant of the legal risk associated with listing commercial wells and delivery services on SCRO's website that are not

maintaining these minimum quality standards. To counter this risk, we might be able to obtain from DWR a list (and subsequent updates to that list) of vendors whose certificates are in good standing. Board Member Navratil emphasized that we need to have permission from vendors before posting their information on SCRO's website.

Board Member Squire called attention to the newspaper articles (Colorado Sun) that have been published about our community's water crisis.

Board Member Frase noted that whomever takes Board Member Squire's position on the board would also take on her water access liaison responsibilities.

Board Members Rodriguez-Walters and Steve Navratil both invited Dudney Donovan to attend today's work session and provide an update on his efforts to establish perpetual and reliable access to water for cisterns.

Board Member Rodriguez-Walters reported that she had spoken to Debbie Blouin from Ojo Springs Drilling (near La Veta pass), who has an artesian well. They are already providing water at their site (bring your own container, 10 cents/gal) and they are looking at possibly delivering water to our community. They are also looking at purchasing the car wash in Ft Garland and installing some storage tanks at that location to serve as a second "bring your own container" access point. Board Member Rodriguez is exploring the level of interest in these options within our community.

Board Member Frase identified some overlap between the liaison efforts of Board Member Navratil and Board Member Rodriguez-Walters. They accepted an action item to review and possibly reorganize their liaison responsibilities so they are not duplicating each other's efforts.

Board Member Navratil asked "anyone" (whether board members or not) to pass along to him contact information for any sites providing water and/or delivery of water.

Dudney Donovan gave an update on the progress of his efforts. He recently purchase a piece of property with a well; he is working to convert that well from a private well to a commercial well (DWR is helping to facilitate this conversion), with the intention of providing water for the off-grid community (the Ranches and beyond) in perpetuity. He is also planning to provide water delivery and to install storage tanks at strategic locations within the community. He noted that those storage tanks could provide water for the fire department in case of an emergency. He will be ready to sell water as soon as the permitting is completed (hopefully by October 1st). Mr. Donovan anticipates that the well will produce about 1.8 acre feet, which is more than FGWSD has historically sold to the public last year. He is anticipating the price for delivered water will be about 40 cents/gal.

Board Member Powell provided an update on the efforts of Lex Rudel, who has been researching the possibility of forming an incorporated municipality within our community as a means of addressing some of our community's issues. The most significant roadblock is that incorporation requires a population density of 50 people/square mile (per C.R.S. Title 31), which we do not meet. Mr. Rudel is in communication with our state congressman, requesting that the congressman work to reduce this requirement. Given the ongoing fire danger (there was, just recently, yet another house fire in the Ranches), we need to find a way to address some of these water and fire concerns.

Board Member Way reported that she continues to be in contact with Denver 9 news and the Colorado Sun (Jennifer Brown). Ms. Brown would like to understand how many people, realistically, would continue to utilize the newer alternate water sources once FGWSD begins selling water again. If that number is low, it could impact the viability and longevity of these other sources. Ms. Brown is planning a follow-up news story, focused on that concern.

Board Member Powell noted that, per the Colorado Sun, Ojo Springs Water's water is not considered potable, which is a concern for both the health of the community and for SCRO's liability if we post their contact information on our website. Ojo is working around this issue by testing the water to ensure its quality, and by recommending that people treat it before consuming it. Ojo is willing to share the results of their quality testing.

Contents of storage unit [45:35]

This action is under the management of Board Member Averett; due to his absence, this topic will be postponed to the next work session.

Communication strategy [45:41]

Board Member Navratil gave a presentation on SCRO's communication strategy. His main points were:

- He stressed the importance of SCRO developing an overall strategic plan (what we are offering to the community in exchange for their dues).
- Our board members are inundated with intra-board emails and we need to find a way to manage that communication so it can be preserved to meet state records retention requirements while also not violating Colorado's Open Meetings Laws. We need to be able to easily search these communications.
- A lot of work has already been done recently on SCRO's website and there is still more work to be done, such as advertising options for local businesses.
- SCRO would definitely benefit from a website-based member forum where there could be interaction between the membership and the board, and among the members.
    - This is the highest priority in our communications strategy.
    - This would allow people to post information to the community, and to ask questions that can be answered by other community members.
    - Our website host (wix.com) appears to have some options for implementing such a forum.
    - Before we implement a member forum, we will need to figure out how to manage the forum as there is significant time commitment to manage and moderate the various threads, and it involves a system for establishing and managing individual member log-ins.
    - This feature would be worthwhile only if we have a higher quantity of SCRO members (i.e., 50+ members).
    - This feature is scalable, so we could implement in phases.
    - This feature should be easy to use and organized by topic.
    - SCRO members would be allowed to post to the forum but the general public will be allowed to read the posts (good for transparency).
    - Adds value to what SCRO provides to its membership.

- SCRO would benefit from a website-based blog.
    - Blog posts would be written by the members of the board.
    - Would allow the board to highlight the reports they are submitting.
    - Members could engage with the specific board member concerning a specific topic through a blog post's comment section.
- Each board member needs their own email address (firstL@scrocommunity.org).
    - This makes it clear who is sending the email or responding from SCRO.
    - When someone is no longer a board member, they would lose access to that email address.
    - Keeps SCRO business separate from each board member's personal or business emails (not good to overwhelm someone's business email box with SCRO business), which causes SCRO-related emails to get lost.
- Each board member needs a set of business cards with their name and contact information on it.
    - These are important when engaging with the public and other agencies.
- SCRO needs a presence on social media.
    - Once that presence is established, links for that media need to be included on SCRO's website.
    - A video channel on YouTube would be another great way to disseminate information, especially educational content.
- SCRO needs to restart the publication of the newsletter (the Piñon).
    - This could be a monthly digital publication that only members can download.
    - The bi-annual publication can be simply a summary of the content from the monthly issues plus some new material.
    - Going digital will significantly reduce printing and postage costs.
- Analytics on SCRO's website would allow us to identify which pages are getting the most attention.
    - May allow us to customize the visitor's interaction with the website.
    - May allow us to identify and thwart malware.
- The website makes up the bulk of what we offer to members and the community.
    - It needs to be outstanding.
    - In his report (in the agenda packet), Board Member Navratil provided a list of websites from nonprofit organizations from which we could gather ideas (i.e., www.slvirc.org).
- SCRO needs to reorganize into a 501(c)3 so that we can raise funds to offer more to the community (i.e., our own clubhouse).
    - During the following portion of the work session (RE: Membership votes), Board Member Squire mentioned that, when Louis Bacon purchased Trinchera Ranch, the ranch purchased a number of properties along Trinchera Road and removed all existing buildings. Some of those now-vacant properties have wells, septic systems, and power. Maybe we could explore the possibility of asking Mr. Bacon to donate one of those properties for a clubhouse; we would have to rezone the property.
- We may need to hire professional contractors to implement and maintain this technology.
    - We could ask community members to be moderators in the member forum.
    - We should prioritize using open source technology.

Board Member Navratil accepted an action item to create a proposal for the member forum and/or blog feature and then to present the proposal at a future work session.

Membership votes [1:13:44]

Board Member Frase led a discussion on the logistics involved in conducting a membership vote in a Zoom setting and/or in a hybrid setting:

- We are not bringing any votes to the membership during the Nov 1st membership meeting; however, we might be conducting a vote during the Jan 31st membership meeting.
- Questions that need to be addressed:
    - How do we make sure we reach everyone who is a member?
    - How do we consolidate the votes of people who vote ahead of the meeting and those who vote during the meeting. Do we have enough time during the meeting to accurately combine and tally those votes, making sure no one votes more than once?
    - Or, do we just require all voting to be completed so many days/weeks ahead of the meeting, reconcile and validate all the ballots before the meeting, and then announce the results at the meeting?
- Board Member Squire stated that, in the past, SCRO has utilized the latter format (turn in ballots ahead of the meeting, reconcile/tally them, then announce results at the meeting). She thought the members had been given around two weeks to return the ballots.
- The blank ballots and returned ballots could be sent via USPS or email; or, it may be possible to also have members submit their votes via a website interface (if there is a way to ensure members only vote once).
- We could share the pros and cons via a “blue book” and we could facilitate a discussion on the issues on the website, all prior to the day the ballots are due.

The general consensus is that the board prefers that all membership voting be conducted via a ballot sent out and returned prior to the membership meeting, with results being announced during the membership meeting. The board also favored electronic means, whether that is via email and/or the website.

Board Member Frase accepted an action item to put more thought into the related logistics and to bring the matter back to a future work session.

Memberships [1:19:08]

Board Member Frase led a discussion on how the board might want to resolve the conflict between the articles of incorporation and the bylaws regarding the number of memberships one individual/family/entity can hold and how many votes they are allowed to cast during a membership vote (also known as “plural memberships”).

The general consensus was that the board would prefer to delay resolving the conflict until SCRO reorganizes as a 501(c)4. This opens SCRO to a legal challenge if a member who is entitled to plural memberships decides to challenge how SCRO is not currently prepared to facilitate and honor plural memberships.

Local business ads on the website [1:22:45]

Board Member Frase led a discussion regarding whether SCRO should charge local business for a listing on SCRO's website.

- One option is to only list businesses that belong to members. However, that reduces the value of the listing for people (whether SCRO members or not) looking for a list of businesses who are willing to service the Ranches. Not all local business owners own property in the Ranches; those business owners would not have the option of joining SCRO and having their business listed. The more value we can provide, the more traffic our website will experience.

The general consensus was that we should provide a listing of all local business (with their permission), whether the business owners are SCRO members or not, at no charge to the businesses or those accessing the list. Businesses owned by SCRO members could be highlighted in some way.

The remaining three topics were postponed to a future work session [1:26:27]:

- **Limit on number of non-local owners on the board**
- **Building permits**
- **Wildfire mitigation**

Adjourn

The work session was adjourned at 9:59am