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

SCRO BoD Regular Monthly Meeting: September 2025
Thursday, October 2, 2025, 8:30-10:00am on Zoom

Draft Meeting Minutes

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

Call to Order [Part 1, 00:00]

The meeting was called to order at 8:30am by the meeting chairperson, Board Member Frase.

Roll Call [Part 1, 1:32]

President: Nancy Frase - PRESENT
Vice-President: Jo Way – PRESENT (gave advanced notice of anticipated late arrival, arrived at 8:43am)
Secretary: Mike Powell – PRESENT
Treasurer: Tina Squire – PRESENT
At-Large Member: Steve Navratil – PRESENT
At-Large Member: Mara Rodriguez-Walters – PRESENT
At-Large Member: Eric Averett - PRESENT

Six of seven members were present at 8:30am; a quorum was established. Seven of seven members were present at 8:43am; a quorum continued to be present.

Review of Agenda [Part 1, 2:28]

The board considered requests for modifications to the agenda; no requests were heard.

Board Member Squire moved to approve the agenda as presented; Board Member Powell seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

Community Input [Part 1, 3:50]

No community members spoke.

Review of meeting minutes [Part 1, 5:05]

The board considered requests for modifications to the minutes from the September 4th, 2025, regular board meeting; no requests were heard.

Board Member Powell moved to approve the minutes from the September 4th, 2025, regular board meeting as presented; Board Member Averett seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

Review of outstanding action items [Part 1, 6:05]

The board reviewed the status of outstanding action items. Updates of note include:

- Board Member Powell agreed to pick up mail from the SCRO mailbox at least once a week
- Board Member Frase is scheduled to meet with representatives of CI International tomorrow (Oct 3rd) to learn about the upcoming Community Wildfire Protection Plan (CWPP) for Costilla County; she will determine if they are willing and able to give a presentation about this CWPP to SCRO's membership at the November 1st membership meeting

Ratification of actions taken outside of a properly noticed board meeting [Part 1, 26:08; Part 2, 0:00]

The board reviewed two actions taken outside of a properly noticed board meeting:

> <u>Action #1</u> on 9/11: The board voted to approve the publication of a news release announcing SCRO's plan to facilitate efforts within the community to develop short-term and long-term access to water for cisterns
>
> <u>Action #2</u> on 9/16: The board voted to authorize SCRO's water rights attorney to deliver a formal letter to Sangre de Cristo Water Services, Inc. concerning access to water for cisterns

Board Member Way moved to ratify action #1 as presented; Board Member Squire seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

Board Member Squire moved to enter into an executive session to discuss concerns related to Action #2 taken outside of a properly noticed board meeting; Board Member Rodriguez-Walters seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

The board moved to an executive session and then returned to the main session.

Board Member Way moved to ratify action #1 as presented; Board Member Squire seconded the motion. A roll-call vote resulted as follows: Yeas – Frase, Way, Powell, Squire, Navratil, Rodriguez-Walters, Averett; Nays – None. Motion passed 7-0.

Board member/officer resignation/vacancy [Part 2, 1:21]

The board discussed the resignation of Board Member and Treasurer Tina Squire; the board expressed their great appreciation for her persistent and impactful contributions to the board over the past two-and-a-half years.

Board Member Way moved to accept the resignation of Board Member and Treasurer Tina Squire, effective upon the conclusion of this vote; Board Member Powell seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

The board discussed the appointment of Scott Cessac to SCRO's Board of Directors.

Board Member Way moved to appoint Scott Cessac to SCRO's Board of Directors; Board Member Averett seconded the motion. A roll-call vote resulted as follows: Yeas – Frase, Way, Powell, Navratil, Rodriguez-Walters, Averett; Nays – None. Motion passed 6-0.

The board discussed the assignment of Board Member Cessac as the Water Right Liaison in SCRO's effort to facilitate access to water for cisterns; Board Member Cessac accepted the assignment.

The board discussed appointing Board Member Rodriguez-Walters to the office of treasurer.

Board Member Way moved to appoint Board Member Rodriguez-Walters to the office of treasurer; Board Member Averett seconded the motion. A roll-call vote resulted as follows: Yeas – Frase, Way, Powell, Navratil, Rodriguez-Walters, Averett, Cessac; Nays – None. Motion passed 7-0.

Board Member Frase accepted an action item, due 10/9, to meet with newly-appointed Board Member Cessac for an orientation briefing and an introduction to the roll of the Water Rights Liaison.

Board Members Way and Rodriguez-Walters, along with former Board Member Squire, accepted an action item, due 11/13, to change the bank account signatories (retaining Jo Way, removing Tina Squire, and adding Mara Rodriguez-Walters).

Board Member Rodriguez-Walters accepted an action item to begin compiling a member welcome packet to be presented to the board for review. (In the closing minutes of this meeting, Board Member Navratil suggested that we model our welcome packet after the Westcliffe area's welcome packet provided by Custer County.)

Board Member Rodriguez-Walters accepted an action item to compile a member roster as soon as possible.

Miscellaneous administrative matters [Part 2, 15:21]

It was noted that the Fort Garland Water and Sanitation District has resumed the sale of water for cisterns. The new hours of business are Tuesdays and Thursdays from 8am to noon.

It was noted that during the Sep 18 work session, the board decided to add a directory of local businesses to the website. This directory will be provided to the community at no cost to the businesses or consumers. Any business that provides products and services to those living in the Ranches can request to have their contact information posted in the directory by sending that information to SCRO's email (communityscro@gmail.com). Board Member Frase accepted an action item to facilitate the creation and publication of that directory.

Board Member Frase accepted an action item to address the "wonky" formatting of SCRO's website for mobile users (for example, the pictures of the board members are not aligned with the related biographies).

Plural memberships [Part 2, 17:52]

The board discussed how discussions and decisions have unfolded concerning the conflict in our governing documents related to plural memberships, including last board meeting's vote to create a membership protocols advisory committee to provide guidance from membership on how to resolve the conflict. Likewise, the board discussed our plan to create a set of administrative protocols to capture how the responsibilities prescribed in our governing document are to be implemented.

The conclusion drawn as a result of this discussion is that the board should rescind the vote to create the membership protocols committee and, instead, at a later date, establish a similar committee that will advise the board on the administrative protocols and on any potential amendments to the bylaws and/or articles of incorporation that may result from the creation and review of the protocols.

Board Member Way moved to rescind the vote conducted during the September 4, 2025, regular board meeting pertaining to the establishment of a membership protocols committee; Board Member Rodriguez-Walters seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

Announcements [Part 2, 22:07]

The next social activity is the Halloween Casual Night Out at Lu's Diner in Blanca, scheduled for Saturday, October 11 starting at 5:00pm; each person pays their own way.

The next regular board work session is scheduled for Thursday, October 16, 2025, at 8:30-10:00am on Zoom. Of key interest is a detailed presentation/Q&A by Pat McDermott from the State of Colorado, Division of Water Resources.

The next regular board meeting is scheduled for Thursday, November 6, 2025, at 8:30-10:00am on Zoom.

The next regular membership meeting is scheduled for Saturday, November 1, 2025, at 10:00am-12:30pm on Zoom.

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

Adjourn [Part 2, 27:00]

The meeting was adjourned at 9:36am.