

<p>Sangre de Cristo Ranch Owners, Inc. Board of Directors Meetings</p>	<p>Zoom meeting ID: 834 9260 1289 Zoom passcode: 543203</p>
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SCRO BoD Regular Monthly Meeting for December 2025
Thursday, December 4, 2025, 8:30-10:00am on Zoom

Agenda Packet

Zoom link: <https://tinyurl.com/prer5uav>
(instructions for Zoom are on page 5)

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.

Individuals wishing to speak during the “Community input” portion of the meeting are requested to post their first and last names, and their relationship with the community (property owner, property tenet, prospective owner, representative from another community or organization, etc.) in the meeting room chat as early in the meeting as possible. The message should be visible to “everyone.” Community members may speak even if they are not a member of SCRO. Please note that the information you provide in the meeting room chat will be on public record.

Individuals wishing to speak but who are participating via phone call can request to be added to the queue at this point in the meeting.

Roll call

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: Margie Palmer

Four board members are required for a quorum

Review of agenda

Discussion: Consider requests for modifications to the agenda

Community Input

Community members wishing to make a public comment will be called upon in the order they added themselves to the meeting room chat. Individuals participating via phone call will be allowed to comment before those participating via the audio/video interface.

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.

The SCRO BoD will not respond to any questions or comments made by community members during this section of the meeting, through it will take all input under advisement.

Review of meeting minutes

The draft meeting minutes for November 6, 2025 are not ready for review. They will be reviewed at the January board meeting.

Review of outstanding action items

Discussion: Review the status of outstanding action items (see attachment “Action Items”)

- Blue items will be addressed later in the meeting
- Red items will be addressed at this point in the meeting

Ratification of actions taken outside of a properly noticed board meeting

None

Miscellaneous administrative matters

None?

Newsletter

Background: At every SCRO meeting, the desire to relaunch SCRO’s newsletter has been salient. During the Nov 6 board meeting, Board Member Palmer accepted an action item to prepare and present a proposed plan on how to relaunch the newsletter.

Discussion led by Board Member Palmer: Review the draft newsletter (see attachment “The Pinon”) and gather feedback on a potential relaunch plan.

Strategic plan for SCRO

Background: During each SCRO meeting, there has been a consensus that SCRO needs to develop a robust strategic plan to capture the purpose and strategy for fulfilling our mission, especially as we consider establishing a 501(c)(3) nonprofit. During the Nov 1 membership meeting, Board Member Frase accepted an action item to lead the development of that strategic plan.

Discussion led by Board Member Frase: Consider the purpose of SCRO and the direction the board would like to lead the organization and the community.

Member welcome packet

Background: During the Oct 2 board meeting, Board Member Rodriguez-Walters accepted an action item to create a draft template for a membership packet. The packet would contain information about the Ranches and the surrounding community that would be especially beneficial to people who are new to the area (and somewhat beneficial to people who have lived in the area for a while). This packet would be used as a marketing tool to gain new SCRO members and as a resource for community members.

Discussion led by Board Member Rodriguez-Walters: Review the draft membership packet (see attachment "Welcome Packet") and offer/gather feedback on the draft.

Budget

Background: During the Sep 4 board meeting, Board Member Way accepted an action item (#33) to lead the development of a draft budget and to bring that draft budget to the board for review. During the Nov 1 membership meeting, a financial summary for the past three years was presented to the membership. The information in that summary was necessary for the development of a draft budget.

Discussion led by Board Member Way: Review the draft budget (see attachments "Financial Summary..." and "Budget Template...") and offer/gather feedback on the draft.

- Questions about San Isabel and insurance/bonds
- Decrease in monthly fee for Aplos (and related refund)
- Wix account currently being paid by Board Member Powell's credit card

501(c)(3) non-profit status

Background: During each SCRO meeting, there has been a consensus that SCRO needs to establish or partner with a 501(c)(3) nonprofit. During the Nov 6 board meeting, Board Member Navratil accepted an action item to prepare and deliver a presentation on the various options the board could consider for accomplishing this goal.

Discussion led by Board Member Navratil: Consider the contents of the Reorganization Report (see attachment "Reorganization Report...") and determine "next steps."

Announcements

Next social event: Saturday, December 6, 2025, at 5:00pm (SCRO Hot Cocoa Booth at San Luis Tree Lighting)

Next regular board work session: Thursday, December 18, 2025, at 8:30-10:00am on Zoom

Next regular board meeting: Thursday, January 8, 2026, at 8:30-10:00am on Zoom

Next regular membership meeting: Saturday, January 31, 2026, at 10:00am-12:30pm on Zoom (self-organized small groups encouraged)

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.

Action Items – last updated 12/4/25

Black items – on track

Gray items – recently completed

Blue items – will be addressed later in this meeting

Red items – status requested at this point in this meeting

Board Member Nancy Frase (President)

#56 – Ongoing: Fulfill responsibilities as liaison coordinator in relation to the SCRO-led facilitation of community efforts to gain access to water for cisterns. [9/4 board mtg]

#57 – Ongoing: Liaison with the water rights attorney on behalf of SCRO. [9/4 board mtg]

#293 – Due Oct 26: Prepare a "handout" for a presentation on the logistics of membership voting: 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. [9/18 work session]

#294 – Due Nov 6: Give a presentation and lead a discussion on the logistics of membership voting: 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. [9/18 work session]

#105 - Due Nov 8: Publish post-meeting artifacts from Nov 1 membership meeting on website. [protocols]

#109 – Due Nov 13: Publish post-meeting artifacts on website for Nov 6 board mtg. [protocols]

#111 – Due Nov 16: Set agenda & request reports/handouts for Dec 4 board mtg [protocols]

#112 – Due Nov 16: Put on agenda for Dec 4 board mtg to discuss finding a speaker for the Jan 31st membership meeting. [protocols]

#114 – Due Nov 18: Publish details to the website for the 12/6 San Luis Tree Lighting Hot Cocoa Booth [protocols]

#30 – Due Nov 20: Lead a discussion on how the two-signature requirement in the bylaws could be met when a debit card is used for payment. [9/4 board mtg]

#302 – Due Nov 20: Brief Margie Palmer on her liaison responsibilities in the SCRO-led facilitation of community efforts to gain access to water for cisterns. [11/6 board mtg]

#303 – Due Nov 20: Meet with new board member, Margie, for an orientation briefing. [11/6 board mtg]

#320 – Due Nov 20: Share with the board the information resulting from meeting with Gwen Henzi (map book legal opinions stating that SCRO has standing to enforce the covenants). [11/17 Henzi/Frase mtg]

#115 – On Nov 20: Chair Nov 20 work session [protocols]

#309 – Targeted for Nov 20: Lead the development of a strategic plan for SCRO. [11/1 membership mtg]

#30 – Targeted for Dec 4: Lead a discussion on how the two-signature requirement could be met when a debit card is used for payment. [9/4 board mtg]

#117 – Due Nov 23: Collect reports & handouts for the Dec 4 board meeting. [protocols]

#120 – Due Nov 27: Publish post-meeting artifacts on website for Nov 20 work session. [protocols]

#121 – Due Nov 27: Publish pre-meeting artifacts on website for Dec 4 board meeting. [protocols]

#122 – Due Nov 30: Set agenda & request reports/handouts for Dec 18 work session. [protocols]

#125 – Due Dec 2: Publish details to the website for the 12/20 Christmas Casual Night Out. [protocols]

#126 – On Dec 4: Chair Dec 4 board meeting. [protocols]

#129 – Due Dec 7: Collect reports/handouts for Dec 18 work session. [protocols]

#131 – Due Dec 11: Publish post-meeting artifacts on website for Dec 4 board meeting. [protocols]

#132 – Due Dec 11: Publish pre-meeting artifacts on website for Dec 18 work session. [protocols]

#13 – Due ASAP: Lead the effort to figure out how to facilitate a hybrid format (Zoom and in person simultaneously) for the membership meetings and present those ideas at the October meeting. There is both a short-term and a long-term component to this issue. A short-term solution might involve having people meet in small groups throughout the community in homes that have strong enough internet service to support Zoom. A long-term solution might involve finding a facility large enough to accommodate the entire group at once and with full hybrid-meeting functionality. [8/7 board mtg]

#20 - Due ASAP: Ensure SCRO's tax and BOI filings are up-to-date (last tax filing seems to be 2020). [8/7 board mtg]

#26 – Due ASAP: Create a directory on SCRO's website for local businesses. 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). [10/2 board mtg]

#27 – Due ASAP: Lead a discussion, during a work session, on building permits. [9/4 board mtg]

#35 - Due ASAP: Brief Mike Powell on his liaison responsibilities in the SCRO-led facilitation of community efforts to gain access to water for cisterns. [9/4 board mtg]

#40 - Due ASAP: Establish and publish, to the website, a protocols document, and to add details to that document as they become known. [9/4 board mtg]

#41 – Due ASAP: Record in the protocols that agenda packets for any meetings are to be published at least one week prior to the scheduled meeting, and that presentation summaries on the agenda of a given meeting are to be sent to the president no later than 11 days prior to the scheduled meeting. No later than 18 days before a scheduled meeting, the president will share with the board members what presentations will be included in an agenda and remind board members to submit summaries of those presentations in a timely manner. [9/4 board mtg]

#42 – Due ASAP: Record in the protocols that board members are to include more detail in the subject line of board-related emails to help with management of the large volume of emails. [9/4 board mtg]

#43 – Due ASAP: Record in the protocols that the treasurer is to submit a financial report for inclusion in the agenda packet 11 days ahead of each monthly board meeting; this protocol will not take effect until after the board approves the budget. [9/4 board mtg]

#44 – Due ASAP: Schedule the discussion of the following in a future board meeting: The inclusion in the agenda of a monthly report on the current quantity of SCRO members. [9/4 board mtg]

#45 – Due ASAP: Schedule the discussion of the following in a future board meeting: A monthly publication of a report showing the amounts paid for properties sold in the Ranches. [9/4 board mtg]

#46 – Due ASAP: Record in the protocols that the draft meeting minutes are to be posted to the website within one week of any given meeting. [9/4 board mtg]

#47 – Due ASAP: Record in the protocols that board work sessions are to be scheduled on Thursdays two weeks after each regular board meeting (these can be used as work sessions, for executive sessions, or can be cancelled if not needed). [9/4 board mtg]

#48 – Due ASAP: Brief Scott Cessac on his liaison responsibilities in the SCRO-led facilitation of community efforts to gain access to water for cisterns. [10/2 board mtg]

#295 – Due ASAP: Meet with new board member, Scott, for an orientation briefing. [10/2 board mtg]

#307 – Due ASAP: Work with Mara to conduct an audit on the financial records for the past several years. [self-assigned]

#310 – Due ASAP: Lead the development of a comprehensive plan for the Ranches community (including Fort Garland). [11/1 membership mtg]

#313 – Due ASAP: Explore if there is a more cost-effective option for SCRO's general liability insurance and officer bonds. [11/6 board mtg]

#319 – Due ASAP: Establish the history related to the property used by SCRO that purchased electricity from San Isabel to determine if there was any relationship between SdCR's sale office and SCRO's property (might show successorship of legal rights related to water, open space, covenants, etc.) [self-assigned]

#322 – Due ASAP: Provide to Mara the contact information for Gwen Henzi so Mara can arrange to obtain the Ranches map book from Gwen. [11/20 work session]

Board Member Jo Way (Vice President)

#17 – Completed: Deliver a presentation and lead a discussion, during a work session, on developing social connection within the Ranches. [8/7 board mtg]

#18 – Completed: Deliver a presentation and lead a discussion, during a work session, on local economic development and growth. [8/7 board mtg]

#25 – Completed: Deliver a presentation and lead a discussion, during a work session, on placing a limit on the number of non-local owners on the board. [9/4 board mtg]

#51 – Ongoing: Fulfill responsibilities as "public relations" liaison in relation to the SCRO-led facilitation of community efforts to gain access to water for cisterns. [9/4 board mtg]

#301 – Targeted for Dec 4: Give a presentation and lead a discussion, during a work session, regarding the budget draft. [9/4 board mtg]

#326 – Due ASAP: Draft a proposed bylaws amendment for review by the board related to a limit on the number of non-local property owners on the board. [11/20 work session]

#327 – Due ASAP: Present to the board and lead a discussion on the proposed bylaws amendment related to a limit on the number of non-local property owners on the board. [11/20 work session]

Board Member Mike Powell (Secretary)

#55 – Ongoing: Fulfill responsibilities as "strategic planning" liaison in relation to the SCRO-led facilitation of community efforts to gain access to water for cisterns. [9/4 board mtg]

#108 – Due Nov 11: Finalize details (and share them with Nancy) for the 12/6 San Luis Tree Lighting Hot Cocoa Booth. [protocols]

#118 – Due Nov 25: Send out first round of advertisement for the 12/6 San Luis Tree Lighting Hot Cocoa Booth [protocols]

#119 – Due Nov 25: Finalize details (and share them with Nancy) for the 12/20 Christmas Casual Night Out. [protocols]

#124 – Due Dec 2: Send out second round of advertisement for the 12/6 San Luis Tree Lighting Hot Cocoa Booth [protocols]

#128 – Due Dec 6: Host the 12/6 San Luis Tree Lighting Hot Cocoa Booth [protocols]

#130 – Due Dec 9: Send out the first round of advertisement for the 12/20 Christmas Casual Night Out [protocols]

#134 – Due Dec 16: Send out the second round of advertisement for the 12/20 Christmas Casual Night Out [protocols]

#137 – Due Dec 20: Host the 12/20 Christmas Casual Night Out [protocols]

#324 – Due ASAP: Prepare a handout for review by the board concerning a revamped social activity calendar/strategy. [11/20 work session]

#325 – Due ASAP: Give a presentation to the board and lead the discussion concerning a revamped social activity calendar/strategy. [11/20 work session]

#327 – Due ASAP: Send the contact information to Mara for the owners of the storage unit facility. [11/20 work session]

Board Member Mara Rodriguez-Walters (Treasurer)

#306 – Completed: Bring the financial records up-to-date (resolve \$15K discrepancy). [10/2 board mtg]

#312 – Completed: Explore if there is a more cost-effective option for SCRO's book-keeping software (Aplos). [11/1 membership mtg]

#32 – Ongoing: Establish a historical records committee with as many members as needed (as determined by Mara) to address the paper records and other contents of the storage unit, as well as a system for preserving future records; upload the scanned documents to a commercial digital storage location. [9/4 board mtg and 10/16 work session]

#52 – Ongoing: Fulfill responsibilities as "storage & transportation" liaison in relation to the SCRO-led facilitation of community efforts to gain access to water for cisterns. [9/4 board mtg]

#53 – Ongoing: Regularly check the post office box and distribute the mail as appropriate [9/4 board mtg and 10/16 work session]

#323 – Ongoing: When scanning the historical documents in the storage unit, watch for the legal opinions concerning SCRO's potential successorship from Sangre de Cristo Ranches, Inc. (Forbes' organization) that Gwen Henzi mentioned to Nancy.

[#298 – Targeted for Dec 4:](#) Deliver a presentation and lead a discussion, during a work session, regarding the proposed content of a member welcome packet (possibly modeled after Westcliffe area's welcome packet provided by Custer County). [10/2/25 board mtg]

[#289 – Due ASAP:](#) Work with Steve to review and possibly reorganize your liaison responsibilities (water access for cisterns) so you are not duplicating each other's efforts. [9/18 work session]

[#315 – Due ASAP:](#) Scan (or photograph) and email (or text) to Margie some sample historical Pinon newsletters [11/6 board mtg]

Board Member Steve Navratil

[#59 – Ongoing:](#) Fulfill responsibilities as "filling stations" liaison in relation to the SCRO-led facilitation of community efforts to gain access to water for cisterns. [9/4 board mtg]

[#318 – Targeted for Nov 20:](#) Deliver a presentation and lead a discussion, during a work session, on options for establishing a 501(c)(3) organization. [11/6 board mtg]

[#290 – Due ASAP:](#) Work with Mara to review and possibly reorganize your liaison responsibilities (water access for cisterns) so you are not duplicating each other's efforts. [9/18 work session]

[#291 – Due ASAP:](#) Prepare a "handout" for a presentation regarding a proposed member forum and/or blog feature on SCRO's website. [9/18 work session]

[#292 – Due ASAP:](#) Give a presentation and lead a discussion on implementing a proposed member forum and/or blog feature on SCRO's website. [9/18 work session]

Board Member Scott Cessac

[#58 – Ongoing:](#) Fulfill responsibilities as "water rights" liaison in relation to the SCRO-led facilitation of community efforts to gain access to water for cisterns. [9/4 & 10/2 board mtgs]

Board Member Margie Palmer

[#321 – Completed:](#) Review orientation materials sent by Nancy in preparation for orientation meeting [11/6 board mtg]

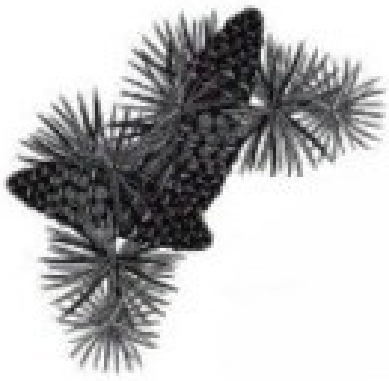
[#316 – Targeted for Dec 4:](#) Deliver a presentation and lead a discussion, during a work session, on a proposed plan for the relaunch of the Pinon newsletter. [11/6 board mtg]

[#50 – Ongoing:](#) Fulfill responsibilities as "Costilla County" liaison in relation to the SCRO-led facilitation of community efforts to gain access to water for cisterns. [9/4 & 11/6 board mtgs]

Former Board Member Tina Squire

[#16 – Due Nov 9:](#) Prepare a "handout" for a presentation on the common land within the Ranches currently owned by Costilla County.[8/7 board mtg]

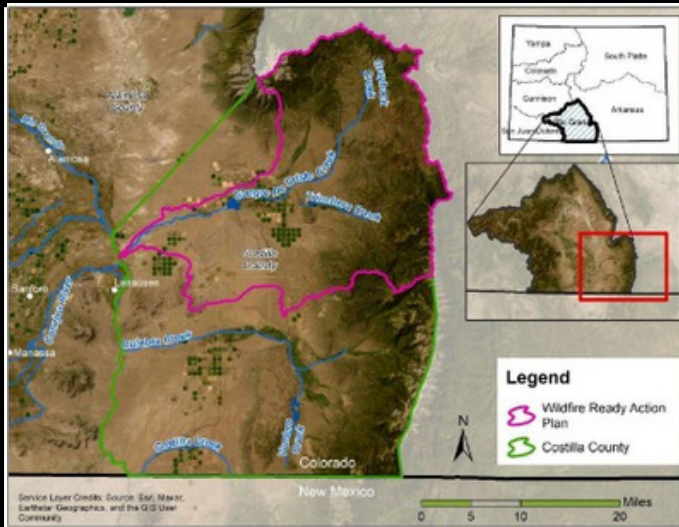
#19 – Due Nov 20: Give a presentation and lead a discussion on the common land within the Ranches currently owned by Costilla County. [8/7/ board mtg]



FALL 2025

THE PINON

THE OFFICIAL NEWSLETTER OF SANGRE DE CRISTO RANCH OWNERS, INC



Project Planning Area

WILDFIRE READY ACTION PLAN

Daniel Boyes, Executive Director, Rio Grande Headwaters Restoration Project was our guest speaker at the November SCRO membership meeting. He spoke about the work being done on the Wildfire Ready Watersheds (WRW) program in Colorado, a pre-fire planning framework to protect watersheds from the potential impacts of wildfires. Costilla County has a first generation Community Wildfire Protection Plan (2008) that needs to be updated to meet current assessing technologies, hazard analysis, mitigation strategies, community education, emergency preparedness and response capabilities. The program helps to identify actions that communities can take before wildfires occur to plan for and minimize these impacts. Community input will be important. Hear more about this program at <https://drive.google.com/file/d/1y8-PzhuGuaqviMQbKBDL6sRSUHXsu8vo/view>

WHAT IS NEW WITH THE WATER?

Over the past several months the SCRO Board has worked tirelessly to sort out the details of the potable water situation in the Ranches, after access was cut off by the Fort Garland Water District. Efforts were multiplied when each of the board members explored different aspects and opportunities, all working toward a solution that could be long term and sustainable. While we cannot state that the situation is 'solved', several improvements can be reported:

- Currently water access at Fort Garland has been restored
- SCRO has taken on the role of an information clearinghouse and a facilitator/mediator to ensure effective collaboration among the various entities within the community.
- A cooperative relationship has been established with Colorado Division of Water Resources (DWR) with the goal of locating and maintaining sustainable solutions for filling water cisterns in the Ranches



SCRO'S MISSION AND PURPOSE

Sangre de Cristo Ranch Owners, Inc. (SCRO), was established in 1986 as "Concerned Property Owners, Sangre de Cristo Ranches." In 1993, the organization's name was changed to its current name.

Membership and participation in SCRO are absolutely voluntary.

Throughout the history of the organization, some of SCRO's characteristics have remained consistent. Membership is limited to individuals or entities who own land within the "Ranches" subdivision.

The purpose of our organization is to protect, preserve, and maintain property and property rights, to provide communication and information to the landowners, and to maintain relationships with local/county agencies. Its first priority is to benefit the members; its second priority is to benefit the community.

BECOME A MEMBER OR CONTACT US

The best way to contact SCRO is through email or mail
as we do not have an office

Email: CommunitySCRO@gmail.com

Website: www.scrocommunity.org

Mailing address: SCRO

P.O. Box 39

Fort Garland, CO 81133

MEMBERSHIP IN SCRO:

- Voluntary. We are not an HOA or POA
- Membership gives you a voice in how SCRO operates and how it influences the community.
- Dues are \$25 per family/lot per year from the annual membership meeting in August.
- Dues can be paid via PayPal, credit or debit card, or check. Checks can be mailed to above mailing address and should be made payable to "SCRO."
- Membership information including pro-rated dues can be found on our website at <https://www.scrocommunity.org/contact-dues>

MEET UP WITH YOUR NEIGHBORS:

SATURDAY, DECEMBER 6, 2025

5:00PM - SAN LUIS TREE LIGHTING

SCRO HOT COCOA BOOTH

SATURDAY, DECEMBER 20, 2025

5:00PM - CHRISTMAS CASUAL NIGHT

OUT AT MRS. RIO'S IN SAN LUIS

(EACH PERSON PAYS THEIR OWN WAY)



Sangre De Cristo Ranch Owners-SCRO

Welcome Packet



<https://www.scrocommunity.org>

Welcome Letter

Dear New Resident,

On behalf of the Board of Directors and your new neighbors, welcome to Sangre De Cristo Ranches! We are so glad to have you join our vibrant community and hope you will be very happy in your new home.

We believe our neighborhood is a special place, and we are confident you will agree. The goals and objectives of the Association is to: link all property owners into the affairs of the Ranches, supply information to property owners as is possible, maintain contacts with local and Costilla County officials, including the leadership of the Sheriff's department and the volunteer fire services. To help you get settled, we have assembled a welcome packet containing important information that you may need. We have included some of the most frequently referenced documents and contact information to get you started. You can also find comprehensive information on our official community website: www.scrocommunity.com.

Inside your welcome packet, you will find information about:

- SCRO history, involvement in the community and objectives.
- Board Members
- Community Contacts and outreach
- Membership information and application:

We understand that moving can be a busy time, so please don't hesitate to reach out if you have any questions. We are here to help make your transition into the community as smooth as possible.

Once again, congratulations on your new home and welcome to Sangre De Cristo Ranches!

Sincerely,
Nancy Frase
President
Sangre De Cristo Ranch Owners
scrocommunity@gmail.com

Sangre de Cristo Ranch Owners, Inc. (SCRO)

Our non-profit organization, Sangre de Cristo Ranch Owners, Inc. (SCRO), was established in 1986 as "Concerned Property Owners, Sangre de Cristo Ranches." In 1993, the organization's name was changed to its current name. Different names have been unofficially used over the years, including the monikers "HOA" and "association." However, SCRO's legal name is Sangre de Cristo Ranch Owners, Inc. Membership and participation in SCRO are voluntary. Throughout the history of the organization, some of SCRO's characteristics have remained consistent. Membership is limited to individuals or entities who own land with the "Ranches" subdivision. The purpose of our organization is to protect, preserve, and maintain property and property rights, to provide communication and information to the landowners, and to maintain relationships with local/county agencies. Its priority is to benefit the members; its second priority is to benefit the community. In honoring that purpose, SCRO has, at times, taken on the role of an unofficial HOA or POA. This has been especially true in times when the community has faced great challenges. With its four-decades-long history within Costilla County, SCRO stands as one of the most recognized and influential community organizations in the local area. We look forward to continuing to make a lasting contribution to the Ranches subdivision and its surrounding community.



History of the Land

The Sangre de Cristo Ranches subdivision (nicknamed "the Ranches") is located in Costilla County in the San Luis Valley, adjacent to the unincorporated town of Fort Garland. The subdivision has its roots in the Sangre de Cristo Land Grant of 1841. In the 1860s, some of the land was sold to William Gilpin and partners, who divided the property into two ranches, each about 250K acres: the Costilla Estate and the Trinchera Estate. Costilla Estate was subdivided, and a portion of the estate became the present-day Cielo Vista Ranch, which historically has been known as "La Sierra" by long-time local residents. In 1939, Ruth Hanna McCormick Simms acquired the Trinchera Estate. In 1950, her family divided the property into two ranches. Her family retained the "Trinchera Ranch" (160K acres?), and they sold the "Blanca Ranch" (90K acres?). In 1969, Trinchera Ranch and Blanca Ranch were sold to Malcolm Forbes. In 1971, Forbes subdivided the Trinchera Ranch property into two parts. The Sangre de Cristo Ranches subdivision was established on 66K acres while the remaining acreage (112K) was retained for the ranch. Forbes died in 1990. In 2004, the Forbes family donated a conservation easement of 80K acres of the Trinchera Ranch to the Colorado Open Lands trust to protect it from future development. In 2007, the Forbes family sold Trinchera Ranch and Blanca Ranch to Louis Bacon.

The Sangre de Cristo Ranches subdivision

The "Ranches" subdivision consists of approximately 7,740 off-grid lots that range in size from 2 to 20 acres (average size of 8.5 acres). The subdivision was developed by the for-profit entity, Sangre de Cristo Ranches, Inc. (SdCR, Inc.). It appears that SdCR, Inc. may have intended to establish a homeowner's association (HOA) or a property owner

association (POA) through the corporation. If that was their intent, it did not happen. SdCR, Inc. created a set of covenants that were to be enforced initially by itself (SdCR, Inc.); those covenants were attached to the land "in perpetuity." When the county developed its land use code, that code replaced the covenants. Sometimes, buyers still receive a copy of the covenants with their closing documents. However, after lot sales were completed in 2000, SdCR, Inc. voluntarily withdrew its authority to conduct business in Colorado, and the corporation became defunct in 2009. It appears no entity with the authority to enforce the covenants exists today. The continued distribution of unenforceable covenants creates perpetual confusion for prospective and current landowners. Adjacent to the Ranches is a second subdivision, Forbes Park. It is true that it was developed by Forbes. However, that is the only association between the two subdivisions. Web searches sometimes indicate that Forbes Park is part of the Ranches.

It is not. It is a separate and unrelated subdivision



SCRO Board Members



President: Nancy Frase

In March of 2022, Nancy became invested in the Ranches community when she purchased her property on Burnham Road. She currently lives in Northern Colorado with her 93-year-old mother. Her intention is to move to the Ranches once her mother no longer needs her support. As the first SCRO president who is not a current resident of the ranches, she is breaking a long-held tradition. However, that allows her to represent the multitude of non-local landowners who have been historically under-represented in SCRO. Nancy believes it is important that SCRO is accessible to everyone it purports to benefit. As president, her focus is primarily on transparency and efficacy. Nancy is a Colorado native, born in the Denver area. When she was nine years old, her family moved to the panhandle of Nebraska and became farmers. They grew dryland wheat and raised pigs and chickens. When she was 17, Nancy's family moved back to northern Colorado. A few months later, she "flew the coop". She lived in Oklahoma for a couple of years, then in the Washington, DC area for almost a decade. In 1997, she moved back to Colorado and has been here ever since. Her professional background includes farming, construction, heavy equipment operations, school bus driving, software development, project management (specializing in rehabilitating high-profile/high-risk technical projects), land use consulting, piano instruction (specializing in working with students with special needs), mental health counseling (specializing in supporting special victims), and research on spiritual development across the lifespan. In her younger years, Nancy volunteered for more than a decade as a EMT and fire fighter, and she rode her various motorcycles all over the country. Across her adulthood, she has led many non-profit entities. In the town of which she is currently a resident, she is on the planning commission and on the ad hoc charter review committee. Last, but not least, many years ago, she wrote the first book ever published on bungee jumping!

Jo is rooted in servant leadership and brings to the Ranches her experiences from a lifetime spent serving under-represented communities. Over the past 20 years, she has made a meaningful impact in non-profit organizations, leading program development and management efforts for diverse populations, including individuals with mental illness, aging adults, Transitional Age Youth (TAY), domestic violence survivors, children in Early Intervention (EI), and individuals with Intellectual and Developmental Disabilities (IDD). She also has professional experience as a Human Resources Consultant (SHRM-CP), during which she supported growing businesses in compliance, risk management, documentation, ethics, and creating win-win solutions. She is currently licensed in real estate as an Associate Broker. Outside of work, Jo enjoys exploring the beauty of Colorado. She is a proud grandma, wife to a hilarious Navy vet, Christian, and bilingual. She is a lover of glamping, mountain views, and all things food. She was born in El Salvador and raised in the gritty streets of Los Angeles. Her love for family and authentic Salvadoran food manifests in frequent trips to California and Texas. Jo and her husband moved to Colorado Springs in 2018 and settled in the San Luis Valley in 2022. Having owned property in the Ranches for several years, they are deeply rooted here. This is home. Jo is passionate about supporting the Ranches and surrounding communities. She understands the challenges her neighbors face and is actively involved in the design and implementation of solutions.



Vice-President: Josabeth (Jo) Way



Secretary: Mike Powell

Mike relocated to the Ranches from the Dallas metro area in the summer of 2022. He is retired from the U.S. Small Business Administration. He enjoys the local beauty and climate and making friends with his great neighbors.



Treasurer: Mara Rodriguez-Walters

Mara came to the United States from Cuba when she was six years old. Growing up in Miami, Florida, she was immersed in a vibrant mix of cultures that fueled her passion for creativity and service. Five years ago, she embraced a new chapter by moving to Colorado to live off-grid, where she deepened her connection with nature and honed her sense of resourcefulness. With over 30 years of experience in health services administration, Mara has dedicated her career to optimizing patient care, streamlining operations, and leading multidisciplinary teams. Her journey in administration has taught her the importance of empathy, strategic planning, and continuous improvement—qualities that she brings to every project she undertakes. Eight years ago, Mara channeled her lifelong love of art and design into a second profession as an interior designer. Today, she combines her administrative expertise and artistic instincts to create spaces that are both functional and inspiring. Whether she's collaborating with homeowners, developers, or corporate clients, she strives to deliver thoughtful solutions that reflect each client's personality and needs. Beyond her professional pursuits, she is a proud mother of two beautiful girls, and a grandmother to a wonderful, amazing boy. Family is at the heart of everything she does, and their support fuels her drive to excel. She is also an avid traveler, exploring new destinations during the year to gain fresh perspectives, draw creative inspiration, and rejuvenate her spirit. Mara's multifaceted background—rooted in health services, enriched by design, and balanced by family life—allows her to approach challenges with empathy, innovation, and dedication. She looks forward to continuing to grow both personally and professionally, crafting meaningful experiences for the people and communities she serves.



At Large Member: Steve Navrati

Steve has been a member of the Ranches community since 1996. He owns an engineering company, Colorado Digital Labs, that designs and implements electronic, mechanical, and software systems across the United States, Europe, and East Asia. Part of his motivation for being involved with SCRO is to facilitate economic development in the San Luis Valley region to generate greater employment opportunities and a more technically astute local workforce. This would benefit not only his business, but the economic status of the entire valley. As a board member, Steve's priority is to improve the day-to-day experience of residents. He believes open two-way communication is the key to building community buy-in. His focus is on timely and comprehensive communication between the board and the community (especially through the website), the adjustment of SCRO's legal structure to allow for receipt of grants, the procurement of grant money, and the implementation of permanent strategic solutions with that grant money. Steve has a long history of participating and leading efforts to enhance the quality of life in the valley. He is willing to do anything he can to support the residents of the Ranches by offering his services and capabilities to the community to bring about effective results.



At Large Member: Scott Cessac

Scott resides in Dallas, TX where he works as a Regional Property Manager. He oversees a team of property managers across Texas and supports the operations, training, capital projects and tenant relations of over 20 million square feet of Industrial Real Estate assets. With over a decade of experience in property management and leadership, Scott brings valuable skills in project coordination, conflict resolution, and team support. Scott and his husband purchased a 10-acre plot in the Sangre de Cristo Ranches two years ago as a peaceful getaway from city life. They visit the land regularly — often 8 to 10 times a year — staying in their RV with their two dogs, and enjoying camping, stargazing, and the natural beauty of the area. His intention in serving on the board is to help foster stronger connections between neighbors and to contribute wherever needed. Scott values community, transparent communication, and responsible land use. In his personal life, he enjoys travelling, staying active, and has even completed an Ironman triathlon — a reflection of his commitment and drive.

Scott is excited about supporting the Ranches and its members as an engaged and reliable board member.

This section for Margie

Board members contribute their time and energy voluntarily and without compensation Terms run from one annual membership meeting to the next

Membership

SCRO is a voluntary community organization of home and property owners, some who live here full time and others who live out of the area. Our mission statement is "We exist to serve all landowners of the Sangre De Cristo Ranches". We will accomplish this through communication, events and partnering with the community organization."

Please consider joining SCRO. Membership dues are only \$25 a year. The funds go towards organization of community events, monthly newsletter, etc. We also continue our efforts to maintain our community informed of current events and landownership challenges in our website. If you are interested in making a contribution to the community association, please fill out the membership application attached and mail it to us at:

SCRO
P.O.Box 398
Fort Garland, Co 81133
You can also reach us at email: communityscro@gmail.com

Or you can go to our website at: www.scrocommunity.org
and pay via PayPal

Please make sure you include the following pertinent information under notes:

- *Name of the lot owner(s)
- *Relevant lot's unit, block, and lot number
- *Lot's parcel number
- *Mailing address
- *Phone number
- *Email address [very important!]

We welcome you to visit our website where you can find much more information about community events and SCRO updates. We also invite you to join our Facebook page at SCRO(Sangredecristoranchesownersassociation)
<https://www.facebook.com/groups/155632194540458/about>

We look forward to you being a part of our community.

Your new neighbors,
Sangre De Cristo Ranch Owners/ SCRO

Sangre De Cristo Ranch Owners, Inc.

P.O.Box 398 Fort Garland, Co 81133-0398

communityscro@gmail.com

www.scrocommunity.org

Membership Information:

Name: _____

Address: _____

Email: _____

Telephone Number: _____

Annual Dues: \$25

By Check
(Payable to SCRO)

PayPal
(visit www.scrocommunity.org)

Thank you for your contribution!

Please Provide One:

Tax ID

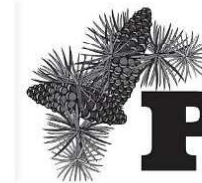
Parcel Number _____

Or:

Unit _____

Block _____

Lot # _____



PIÑON

NEWSLETTER

Please let us know if you are not receiving your monthly Newsletter by email at communityscro@gmail.com or by checking below:

YES _____ NO _____

Where is the nearest ?

Hospitals

San Luis Valley Reginal Medical Center Hospital
106 Blanca Ave
Alamosa Co 81101
719-589-2511
Open 24 Hours
Sanluisvalleyhealth.org

Spanish Peaks Reginal Health Center Hospital
235 US-160
Walsenburg, Co 81089
719-738-5100
Sprhc.org/hospital.html

Venterinary Hospital

Alpine Veterinary Hospital
7038 W US HWY 160
Alamosa Co 81101
719-589-2615



Schools

Sierra Grande High School
17523 US-160, Blanca, CO 81123
719-379-3257
PK-12

Centennial High School
14644 CO-159, San Luis, CO 81152
719-672-3322



Grocery Stores

R&R Market
367 Main St, San Luis, CO 81152
Phone: (719) 672-3346

City Market
131 Market St, Alamosa, CO 81101
719-589-2492

Alamosa Farmers Market
Corner of Ross and, 6th St, Alamosa, CO 81101
719-849-1083
Open- Sat 8-1:30pm

Safeway
1301 Main St, Alamosa, CO 81101
719-587-3075

Gas Stations

Conoco
700 4th Ave, Fort Garland, CO 81133

High Altitude
316 Miranda Ave Suite B, Fort Garland, CO 81133

Conoco
513 Main St, San Luis, CO 81152

Near By Towns

San Luis Valley

Fort Garland

Alamosa

Blanca

La Veta

Cuchara

Walsenburg



National Parks

Great Sand Dunes National Park

Black Canyon of the Gunnison National Park

Mesa Verde National Park

Rocky Mountain National Park

Utilities & Service Providers

Costilla County Fire Protection District
Fort Garland Fire Department
Location: 301 Beaubien ST
Station 2
Fort Garland CO 81133
Phone: (719) 672-3302
<https://usfiredept.com/costilla-county-fire-protection-district-5506.html>

Costilla County Fire Prevention District
<https://5280fire.com/home/colorado-fire-apparatus-stations/costilla-county/costilla-county-fire-protection-district/>

Clerk & Recorder Department:
Office Hours
Office hours are Monday through Thursday 8:00 a.m. to 4:30 p.m.
Address
400 Gasper Street
P.O. Box 308
San Luis, CO 81152
<https://www.costillacounty.gov/clerk-recorder>

Costilla County Planning and Zoning:
Phone Number
(719) 937-7668
Office Hours
7:00 a.m. - 5:30 p.m.
Monday - Thursday
400 Gaspar Street
PO Box 130
San Luis, CO 81152
<https://www.costillacounty.gov/planning-and-zoning>

Costilla County Sheriff Office:
Address
103 Gasper Street
San Luis, CO 81152
Danny Sanchez
Sheriff
Office Phone: (719) 672-0673 Dispatch Phone: (719) 672-3302 Emergency: 911 Email
<https://www.costillacounty.gov/sheriff>

Clerk & Recorder Department:
Office Hours
Office hours are Monday through Thursday 8:00 a.m. to 4:30 p.m.
Address
400 Gasper Street
P.O. Box 308
San Luis, CO 81152
<https://www.costillacounty.gov/clerk-recorder>

Fort Garland Water and Sanitation:
711 Narcisso Ave, Fort Garland, CO 81133
(719) 379-2660
<https://www.fgwdsd.com>

Costilla County Roads and Bridge Services:
Phone Number Office Hours
(719) 672-3372 7:00 a.m. - 5:30 p.m.
Contact Group
(719) 672-3962
Colorado Department of Transportation:
<https://www.codot.gov/>



All the contact information provided above was extracted from an online source available to the public. SCRO will try to make any necessary updates of this information on an ongoing basis however, it is the members responsibility to verify this information and make any necessary changes for their records.

Maps

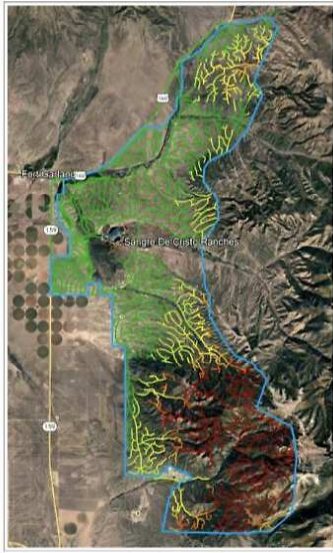
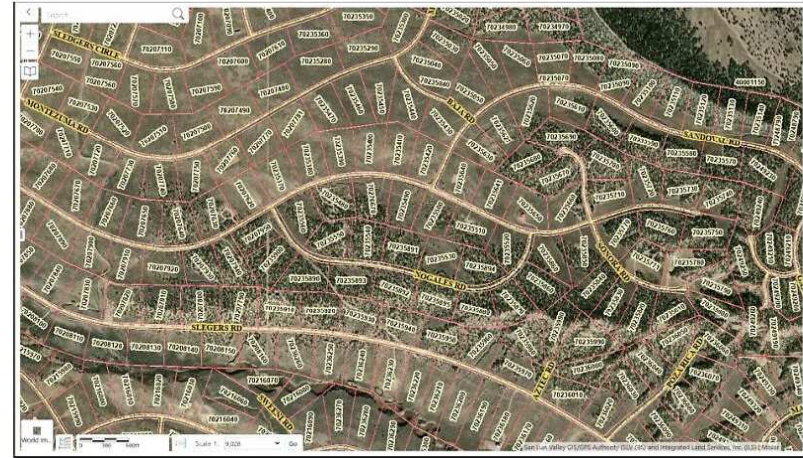
Property search via Costilla County's website

Parcels within the Ranches subdivision do not have street addresses like a property "in town" would have. Lots are generally not marked with traditional signage. We all have had to figure out where our properties are located through some basic research.

On their website, Costilla County provides a property search map. You can search by parcel number, tax account number, owner name, etc. Each parcel in the subdivision should have a unique 8-digit parcel number; that is what the lot is most commonly known by. Once you identify the location of a lot in the county's property search map, you will be able to determine on which road the lot is located, as well as its crossroads. (There are 445 miles of roads in the subdivision so you will definitely need to identify both the road and the crossroads to find a specific lot.) Then, you can use the kmz files (further down on this page) to find those roads and crossroads. Sometimes, Google Maps can provide driving directions to a specific road or intersection. Please note that most intersections are marked, but not all.

The county's property search website is known to contain a significant number of errors as it is managed by a third party. If a search by parcel number results in a list with multiple lots, make sure you know which lot is the correct one. The lots are numbered sequentially, so you might be able to figure out a lot's correct parcel number based on the numbers assigned to adjacent lots. Below is a sample of how the county's property search map appears once you zoom in to the parcel level.

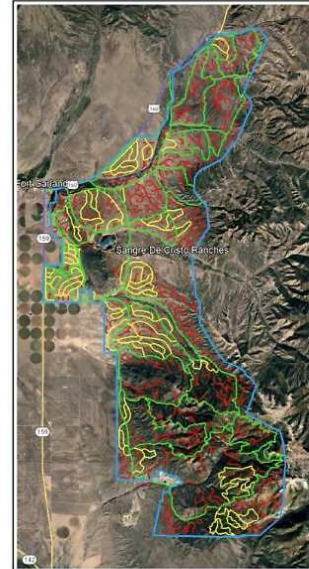
You can determine the approximate GPS coordinates of the corners of your property by right-clicking on each corner from within the county's property search map and noting the coordinates provided. Alternatively, you can view property boundaries in various GPS apps (e.g., OnX hunting app) by searching by parcel number. If you want a more precise determination of a lot's boundaries, you will need to hire a professional surveyor.



Subdivision roads by altitude

This map shows the subdivision's roads color-coded based on altitude. The blue line shows the subdivision boundary. Dark green is anything less than 8500 feet. Light green = 8500–8750 feet. Yellow = 8750–9000 feet. Light orange = 9000–9250 feet. Dark orange = 9250–9500 feet. Finally, red shows anything more than 9500 feet. Anything above about 9500 feet will not have year-round access (no guarantees at the lower altitudes, either). Some of the highest properties are at more than 11500 feet altitude.

You are welcome to download the kmz file from which this map was generated. You can view the kmz file using most GSP mapping software apps. You can also view the kmz file in Google Earth (free download). Many of the apps, including Google Earth, will provide an altitude profile of the road. Similarly, if you lay a series of "paths" or "routes" across a specific lot in a crisscross pattern, you will be able to get an idea of the altitude profile of the lot, as well.



Subdivision roads by usage

The map below shows the subdivision's roads color-coded based on usage. The blue line shows the subdivision boundary. Green indicates roads that are main thoroughfares. Yellow shows roads that are collectors. Red shows roads that are low usage, dead-end roads.

You are welcome to download the kmz file from which this map was generated. You can view the kmz file using most GPS mapping software apps. You can also view the kmz file in Google Earth (free download).

Costilla County Firearm Regulations

Costilla County follows state and federal firearm laws, so you cannot register a firearm in Colorado, must be at least 18 to own a firearm, and cannot own "ghost guns". Some regulations include restrictions on carrying firearms in government buildings, and there are specific rules about discharging firearms in certain areas, such as within 150 yards of a residence or on National Forest roads. There are also upcoming changes to Colorado law, like SB-3, which will affect the sale of some semi-automatic firearms starting August 1, 2026.

Colorado Concealed Handgun Permit

Follow this link to access information:

<https://www.costillacounty.gov/sheriff/page/new-colorado-law-changes-concealed-handgun-permit-process>

General regulations Age:

You must be at least 18 years old to own a firearm.

Ghost guns:

Colorado law prohibits the possession, sale, or transfer of "ghost guns" (firearms without a serial number).

Large-capacity magazines:

Possession of large-capacity magazines (more than 15 rounds) is prohibited, with an exception for those owned before July 1, 2013, as long as continuous possession is maintained.

Prohibited areas Government buildings:

You cannot knowingly carry a gun (open or concealed) in government buildings and adjacent parking lots, including local and state government offices and courthouses.

National Forest areas:

You are prohibited from discharging a firearm within 150 yards of a residence, building, campsite, developed recreation site, or occupied area.

Other restrictions:

You cannot discharge a firearm across or on a Forest Development road, an adjacent body of water, or into or within a cave.

Upcoming state law changes

Semi-automatic firearms:

Starting August 1, 2026, Colorado law (SB-3) will prohibit the manufacture, sale, or transfer of some semi-automatic firearms.

Concealed handgun permits Renewal:

You can only renew your concealed handgun permit up to 120 days before it expires.

Training:

After July 1, 2025, you will need to complete a "refresher" handgun training class to renew your permit, unless you are a retired law enforcement or military member or participate in organized shooting competitions.

Hunting:

There are specific regulations for hunting, including some areas where firearms are prohibited outside of hunting season.

The information provided above was taken from the Costilla County and Colorado State Regulations websites. SCRO will make every effort to maintain this information updated however, it is the members responsibility to verify and make sure the information provided is accurate.

Costilla County Fire Prevention and Safety Plan

Costilla County's fire protection protocols involve a multi-faceted approach including residential and property protection, specific fire restrictions, and emergency alert systems. The county has a Community Wildfire Protection Plan (CWPP) that details risk reduction projects, and the Sheriff's Office implements fire restrictions that can be reinstated during Red Flag Warnings. Residents are encouraged to create defensible space around their homes, and the county also uses an Emergency Alert System for evacuations and shelter-in-place orders.

Costilla County Community Wildfire Prevention Plan Manual: Use this Link on your Browser to access Safety Plan.
https://static.colostate.edu/client-files/csfs/documents/CCFPD_CWPP_Draft_7_16_08_PDF_Basesmall.pdf

Community wildfire protection: Community Wildfire Protection Plan (CWPP): The county has a CWPP that outlines risk analysis and strategies for wildfire mitigation, including hazardous fuels reduction projects.
Defensible Space: Property owners are encouraged to create defensible space zones around their homes. This includes clearing vegetation in zones within 0–5 feet, 5–30 feet, and 30–100 feet of structures.
Emergency Access: Road and driveway specifications are included in the CWPP to ensure adequate emergency vehicle access.

Fire restrictions and warnings: Varying Restrictions: The Costilla County Sheriff's Office has removed its general fire restrictions, but restrictions are reinstated during a Red Flag Warning.
Red Flag Warnings: Residents should monitor the US National Weather Service Pueblo Colorado or the Costilla County Sheriff's Office/OEM Facebook page for information on Red Flag Warnings, as restrictions will be in place during these times.

Responsible Fire Use: Residents are urged to be responsible and safe with fire, regardless of current restrictions.

Emergency alerts and communication: Emergency Alert System (EAS): Costilla County activates its local EAS for emergencies like fires that require evacuation or "shelter-in-place" instructions.

Registration: Residents need to register on the new system to receive local emergency alerts.

Emergency Management: The Costilla County Emergency Management Coordinator develops and implements local emergency plans, including contingency plans for essential public safety services during disruptions. Fire prevention and safety

Smoke Alarms: Install smoke alarms in sleeping rooms, outside sleeping areas, and on every level of the home.

Fire Protection Equipment: Know the location and proper use of fire protection equipment, such as fire extinguishers.

Additional Pages:

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

[illegible]

Sangre De Cristo Ranch Owners-SCRO

Welcome Packet



<https://www.scrocommunity.org>

Welcome Letter

Dear New Resident,

On behalf of the Board of Directors and your new neighbors, welcome to Sangre De Cristo Ranches! We are so glad to have you join our vibrant community and hope you will be very happy in your new home.

We believe our neighborhood is a special place, and we are confident you will agree. The goals and objectives of the Association is to: link all property owners into the affairs of the Ranches, supply information to property owners as is possible, maintain contacts with local and Costilla County officials, including the leadership of the Sheriff's department and the volunteer fire services. To help you get settled, we have assembled a welcome packet containing important information that you may need. We have included some of the most frequently referenced documents and contact information to get you started. You can also find comprehensive information on our official community website: www.scrocommunity.com.

Inside your welcome packet, you will find information about:

- SCRO history, involvement in the community and objectives.
- Board Members
- Community Contacts and outreach
- Membership information and application:

We understand that moving can be a busy time, so please don't hesitate to reach out if you have any questions. We are here to help make your transition into the community as smooth as possible.

Once again, congratulations on your new home and welcome to Sangre De Cristo Ranches!

Sincerely,
Nancy Frase
President
Sangre De Cristo Ranch Owners
scrocommunity@gmail.com

Sangre de Cristo Ranch Owners, Inc. (SCRO)

Our non-profit organization, Sangre de Cristo Ranch Owners, Inc. (SCRO), was established in 1986 as "Concerned Property Owners, Sangre de Cristo Ranches." In 1993, the organization's name was changed to its current name. Different names have been unofficially used over the years, including the monikers "HOA" and "association." However, SCRO's legal name is Sangre de Cristo Ranch Owners, Inc. Membership and participation in SCRO are voluntary. Throughout the history of the organization, some of SCRO's characteristics have remained consistent. Membership is limited to individuals or entities who own land with the "Ranches" subdivision. The purpose of our organization is to protect, preserve, and maintain property and property rights, to provide communication and information to the landowners, and to maintain relationships with local/county agencies. Its priority is to benefit the members; its second priority is to benefit the community. In honoring that purpose, SCRO has, at times, taken on the role of an unofficial HOA or POA. This has been especially true in times when the community has faced great challenges. With its four-decades-long history within Costilla County, SCRO stands as one of the most recognized and influential community organizations in the local area. We look forward to continuing to make a lasting contribution to the Ranches subdivision and its surrounding community.



History of the Land

The Sangre de Cristo Ranches subdivision (nicknamed "the Ranches") is located in Costilla County in the San Luis Valley, adjacent to the unincorporated town of Fort Garland. The subdivision has its roots in the Sangre de Cristo Land Grant of 1841. In the 1860s, some of the land was sold to William Gilpin and partners, who divided the property into two ranches, each about 250K acres: the Costilla Estate and the Trinchera Estate. Costilla Estate was subdivided, and a portion of the estate became the present-day Cielo Vista Ranch, which historically has been known as "La Sierra" by long-time local residents. In 1939, Ruth Hanna McCormick Simms acquired the Trinchera Estate. In 1950, her family divided the property into two ranches. Her family retained the "Trinchera Ranch" (160K acres?), and they sold the "Blanca Ranch" (90K acres?). In 1969, Trinchera Ranch and Blanca Ranch were sold to Malcolm Forbes. In 1971, Forbes subdivided the Trinchera Ranch property into two parts. The Sangre de Cristo Ranches subdivision was established on 66K acres while the remaining acreage (112K) was retained for the ranch. Forbes died in 1990. In 2004, the Forbes family donated a conservation easement of 80K acres of the Trinchera Ranch to the Colorado Open Lands trust to protect it from future development. In 2007, the Forbes family sold Trinchera Ranch and Blanca Ranch to Louis Bacon.

The Sangre de Cristo Ranches subdivision

The "Ranches" subdivision consists of approximately 7,740 off-grid lots that range in size from 2 to 20 acres (average size of 8.5 acres). The subdivision was developed by the for-profit entity, Sangre de Cristo Ranches, Inc. (SdCR, Inc.). It appears that SdCR, Inc. may have intended to establish a homeowner's association (HOA) or a property owner

association (POA) through the corporation. If that was their intent, it did not happen. SdCR, Inc. created a set of covenants that were to be enforced initially by itself (SdCR, Inc.); those covenants were attached to the land "in perpetuity." When the county developed its land use code, that code replaced the covenants. Sometimes, buyers still receive a copy of the covenants with their closing documents. However, after lot sales were completed in 2000, SdCR, Inc. voluntarily withdrew its authority to conduct business in Colorado, and the corporation became defunct in 2009. It appears no entity with the authority to enforce the covenants exists today. The continued distribution of unenforceable covenants creates perpetual confusion for prospective and current landowners. Adjacent to the Ranches is a second subdivision, Forbes Park. It is true that it was developed by Forbes. However, that is the only association between the two subdivisions. Web searches sometimes indicate that Forbes Park is part of the Ranches.

It is not. It is a separate and unrelated subdivision



SCRO Board Members



President: Nancy Frase

In March of 2022, Nancy became invested in the Ranches community when she purchased her property on Burnham Road. She currently lives in Northern Colorado with her 93-year-old mother. Her intention is to move to the Ranches once her mother no longer needs her support. As the first SCRO president who is not a current resident of the ranches, she is breaking a long-held tradition. However, that allows her to represent the multitude of non-local landowners who have been historically under-represented in SCRO. Nancy believes it is important that SCRO is accessible to everyone it purports to benefit. As president, her focus is primarily on transparency and efficacy. Nancy is a Colorado native, born in the Denver area. When she was nine years old, her family moved to the panhandle of Nebraska and became farmers. They grew dryland wheat and raised pigs and chickens. When she was 17, Nancy's family moved back to northern Colorado. A few months later, she "flew the coop". She lived in Oklahoma for a couple of years, then in the Washington, DC area for almost a decade. In 1997, she moved back to Colorado and has been here ever since. Her professional background includes farming, construction, heavy equipment operations, school bus driving, software development, project management (specializing in rehabilitating high-profile/high-risk technical projects), land use consulting, piano instruction (specializing in working with students with special needs), mental health counseling (specializing in supporting special victims), and research on spiritual development across the lifespan. In her younger years, Nancy volunteered for more than a decade as a EMT and fire fighter, and she rode her various motorcycles all over the country. Across her adulthood, she has led many non-profit entities. In the town of which she is currently a resident, she is on the planning commission and on the ad hoc charter review committee. Last, but not least, many years ago, she wrote the first book ever published on bungee jumping!

Jo is rooted in servant leadership and brings to the Ranches her experiences from a lifetime spent serving under-represented communities. Over the past 20 years, she has made a meaningful impact in non-profit organizations, leading program development and management efforts for diverse populations, including individuals with mental illness, aging adults, Transitional Age Youth (TAY), domestic violence survivors, children in Early Intervention (EI), and individuals with Intellectual and Developmental Disabilities (IDD). She also has professional experience as a Human Resources Consultant (SHRM-CP), during which she supported growing businesses in compliance, risk management, documentation, ethics, and creating win-win solutions. She is currently licensed in real estate as an Associate Broker. Outside of work, Jo enjoys exploring the beauty of Colorado. She is a proud grandma, wife to a hilarious Navy vet, Christian, and bilingual. She is a lover of glamping, mountain views, and all things food. She was born in El Salvador and raised in the gritty streets of Los Angeles. Her love for family and authentic Salvadoran food manifests in frequent trips to California and Texas. Jo and her husband moved to Colorado Springs in 2018 and settled in the San Luis Valley in 2022. Having owned property in the Ranches for several years, they are deeply rooted here. This is home. Jo is passionate about supporting the Ranches and surrounding communities. She understands the challenges her neighbors face and is actively involved in the design and implementation of solutions.



Vice-President: Josabeth (Jo) Way



Secretary: Mike Powell

Mike relocated to the Ranches from the Dallas metro area in the summer of 2022. He is retired from the U.S. Small Business Administration. He enjoys the local beauty and climate and making friends with his great neighbors.



Treasurer: Mara Rodriguez-Walters

Mara came to the United States from Cuba when she was six years old. Growing up in Miami, Florida, she was immersed in a vibrant mix of cultures that fueled her passion for creativity and service. Five years ago, she embraced a new chapter by moving to Colorado to live off-grid, where she deepened her connection with nature and honed her sense of resourcefulness. With over 30 years of experience in health services administration, Mara has dedicated her career to optimizing patient care, streamlining operations, and leading multidisciplinary teams. Her journey in administration has taught her the importance of empathy, strategic planning, and continuous improvement—qualities that she brings to every project she undertakes. Eight years ago, Mara channeled her lifelong love of art and design into a second profession as an interior designer. Today, she combines her administrative expertise and artistic instincts to create spaces that are both functional and inspiring. Whether she's collaborating with homeowners, developers, or corporate clients, she strives to deliver thoughtful solutions that reflect each client's personality and needs. Beyond her professional pursuits, she is a proud mother of two beautiful girls, and a grandmother to a wonderful, amazing boy. Family is at the heart of everything she does, and their support fuels her drive to excel. She is also an avid traveler, exploring new destinations during the year to gain fresh perspectives, draw creative inspiration, and rejuvenate her spirit. Mara's multifaceted background—rooted in health services, enriched by design, and balanced by family life—allows her to approach challenges with empathy, innovation, and dedication. She looks forward to continuing to grow both personally and professionally, crafting meaningful experiences for the people and communities she serves.



At Large Member: Steve Navratil

Steve has been a member of the Ranches community since 1996. He owns an engineering company, Colorado Digital Labs, that designs and implements electronic, mechanical, and software systems across the United States, Europe, and East Asia. Part of his motivation for being involved with SCRO is to facilitate economic development in the San Luis Valley region to generate greater employment opportunities and a more technically astute local workforce. This would benefit not only his business, but the economic status of the entire valley. As a board member, Steve's priority is to improve the day-to-day experience of residents. He believes open two-way communication is the key to building community buy-in. His focus is on timely and comprehensive communication between the board and the community (especially through the website), the adjustment of SCRO's legal structure to allow for receipt of grants, the procurement of grant money, and the implementation of permanent strategic solutions with that grant money. Steve has a long history of participating and leading efforts to enhance the quality of life in the valley. He is willing to do anything he can to support the residents of the Ranches by offering his services and capabilities to the community to bring about effective results.



At Large Member: Scott Cessac

Scott resides in Dallas, TX where he works as a Regional Property Manager. He oversees a team of property managers across Texas and supports the operations, training, capital projects and tenant relations of over 20 million square feet of Industrial Real Estate assets. With over a decade of experience in property management and leadership, Scott brings valuable skills in project coordination, conflict resolution, and team support. Scott and his husband purchased a 10-acre plot in the Sangre de Cristo Ranches two years ago as a peaceful getaway from city life. They visit the land regularly — often 8 to 10 times a year — staying in their RV with their two dogs, and enjoying camping, stargazing, and the natural beauty of the area. His intention in serving on the board is to help foster stronger connections between neighbors and to contribute wherever needed. Scott values community, transparent communication, and responsible land use. In his personal life, he enjoys travelling, staying active, and has even completed an Ironman triathlon — a reflection of his commitment and drive.

Scott is excited about supporting the Ranches and its members as an engaged and reliable board member.

This section for Margie

Board members contribute their time and energy voluntarily and without compensation Terms run from one annual membership meeting to the next

Membership

SCRO is a voluntary community organization of home and property owners, some who live here full time and others who live out of the area. Our mission statement is "We exist to serve all landowners of the Sangre De Cristo Ranches". We will accomplish this through communication, events and partnering with the community organization."

Please consider joining SCRO. Membership dues are only \$25 a year. The funds go towards organization of community events, monthly newsletter, etc. We also continue our efforts to maintain our community informed of current events and landownership challenges in our website. If you are interested in making a contribution to the community association, please fill out the membership application attached and mail it to us at:

SCRO
P.O.Box 398
Fort Garland, Co 81133
You can also reach us at email: communityscro@gmail.com

Or you can go to our website at: www.scrocommunity.org
and pay via PayPal

Please make sure you include the following pertinent information under notes:

- *Name of the lot owner(s)
- *Relevant lot's unit, block, and lot number
- *Lot's parcel number
- *Mailing address
- *Phone number
- *Email address [very important!]

We welcome you to visit our website where you can find much more information about community events and SCRO updates. We also invite you to join our Facebook page at SCRO(Sangredecristoranchesownersassociation)
<https://www.facebook.com/groups/155632194540458/about>

We look forward to you being a part of our community.

Your new neighbors,
Sangre De Cristo Ranch Owners/ SCRO

Sangre De Cristo Ranch Owners, Inc.

P.O.Box 398 Fort Garland, Co 81133-0398

communityscro@gmail.com

www.scrocommunity.org

Membership Information:

Name: _____

Address: _____

Email: _____

Telephone Number: _____

Annual Dues: \$25

By Check
(Payable to SCRO)

PayPal
(visit www.scrocommunity.org)

Thank you for your contribution!

Please Provide One:

Tax ID

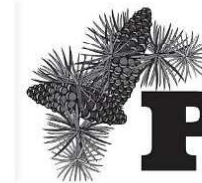
Parcel Number _____

Or:

Unit _____

Block _____

Lot # _____



PIÑON

NEWSLETTER

Please let us know if you are not receiving your monthly Newsletter by email at communityscro@gmail.com or by checking below:

YES _____ NO _____

Where is the nearest ?

Hospitals

San Luis Valley Reginal Medical Center Hospital
106 Blanca Ave
Alamosa Co 81101
719-589-2511
Open 24 Hours
Sanluisvalleyhealth.org

Spanish Peaks Reginal Health Center Hospital
235 US-160
Walsenburg, Co 81089
719-738-5100
Sprhc.org/hospital.html

Venterinary Hospital

Alpine Veterinary Hospital
7038 W US HWY 160
Alamosa Co 81101
719-589-2615



Schools

Sierra Grande High School
17523 US-160, Blanca, CO 81123
719-379-3257
PK-12

Centennial High School
14644 CO-159, San Luis, CO 81152
719-672-3322



Grocery Stores

R&R Market
367 Main St, San Luis, CO 81152
Phone: (719) 672-3346

City Market
131 Market St, Alamosa, CO 81101
719-589-2492

Alamosa Farmers Market
Corner of Ross and, 6th St, Alamosa, CO 81101
719-849-1083
Open- Sat 8-1:30pm

Safeway
1301 Main St, Alamosa, CO 81101
719-587-3075

Gas Stations

Conoco
700 4th Ave, Fort Garland, CO 81133

High Altitude
316 Miranda Ave Suite B, Fort Garland, CO 81133

Conoco
513 Main St, San Luis, CO 81152

Near By Towns

San Luis Valley

Fort Garland

Alamosa

Blanca

La Veta

Cuchara

Walsenburg



National Parks

Great Sand Dunes National Park

Black Canyon of the Gunnison National Park

Mesa Verde National Park

Rocky Mountain National Park

Utilities & Service Providers

Costilla County Fire Protection District
Fort Garland Fire Department
Location: 301 Beaubien ST
Station 2
Fort Garland CO 81133
Phone: (719) 672-3302
<https://usfiredept.com/costilla-county-fire-protection-district-5506.html>

Costilla County Fire Prevention District
<https://5280fire.com/home/colorado-fire-apparatus-stations/costilla-county/costilla-county-fire-protection-district/>

Clerk & Recorder Department:
Office Hours
Office hours are Monday through Thursday 8:00 a.m. to 4:30 p.m.
Address
400 Gasper Street
P.O. Box 308
San Luis, CO 81152
<https://www.costillacounty.gov/clerk-recorder>

Costilla County Planning and Zoning:
Phone Number
(719) 937-7668
Office Hours
7:00 a.m. - 5:30 p.m.
Monday - Thursday
400 Gaspar Street
PO Box 130
San Luis, CO 81152
<https://www.costillacounty.gov/planning-and-zoning>

Costilla County Sheriff Office:
Address
103 Gasper Street
San Luis, CO 81152
Danny Sanchez
Sheriff
Office Phone: (719) 672-0673 Dispatch Phone: (719) 672-3302 Emergency: 911 Email
<https://www.costillacounty.gov/sheriff>

Clerk & Recorder Department:
Office Hours
Office hours are Monday through Thursday 8:00 a.m. to 4:30 p.m.
Address
400 Gasper Street
P.O. Box 308
San Luis, CO 81152
<https://www.costillacounty.gov/clerk-recorder>

Fort Garland Water and Sanitation:
711 Narcisso Ave, Fort Garland, CO 81133
(719) 379-2660
<https://www.fgwdsd.com>

Costilla County Roads and Bridge Services:
Phone Number Office Hours
(719) 672-3372 7:00 a.m. - 5:30 p.m.
Contact Group
(719) 672-3962
Colorado Department of Transportation:
<https://www.codot.gov/>



All the contact information provided above was extracted from an online source available to the public. SCRO will try to make any necessary updates of this information on an ongoing basis however, it is the members responsibility to verify this information and make any necessary changes for their records.

Maps

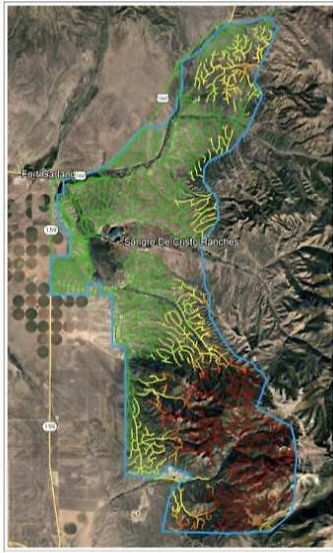
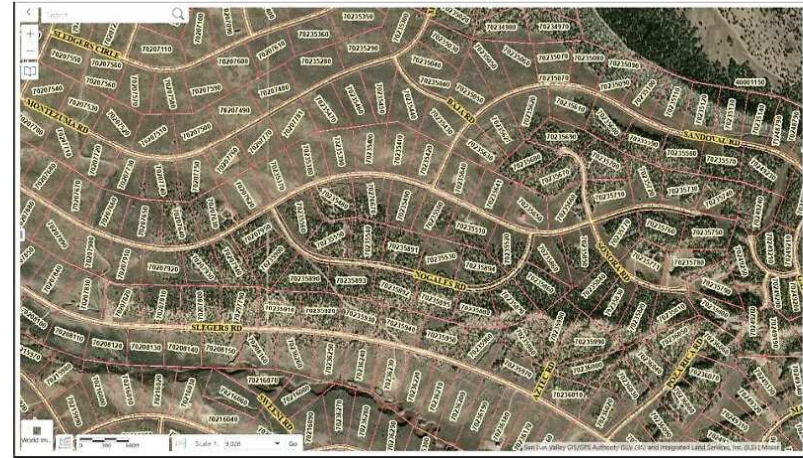
Property search via Costilla County's website

Parcels within the Ranches subdivision do not have street addresses like a property "in town" would have. Lots are generally not marked with traditional signage. We all have had to figure out where our properties are located through some basic research.

On their website, Costilla County provides a property search map. You can search by parcel number, tax account number, owner name, etc. Each parcel in the subdivision should have a unique 8-digit parcel number; that is what the lot is most commonly known by. Once you identify the location of a lot in the county's property search map, you will be able to determine on which road the lot is located, as well as its crossroads. (There are 445 miles of roads in the subdivision so you will definitely need to identify both the road and the crossroads to find a specific lot.) Then, you can use the kmz files (further down on this page) to find those roads and crossroads. Sometimes, Google Maps can provide driving directions to a specific road or intersection. Please note that most intersections are marked, but not all.

The county's property search website is known to contain a significant number of errors as it is managed by a third party. If a search by parcel number results in a list with multiple lots, make sure you know which lot is the correct one. The lots are numbered sequentially, so you might be able to figure out a lot's correct parcel number based on the numbers assigned to adjacent lots. Below is a sample of how the county's property search map appears once you zoom in to the parcel level.

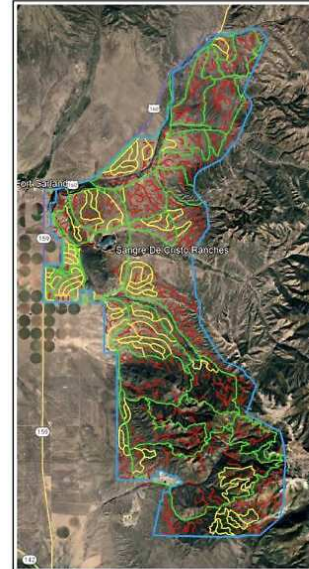
You can determine the approximate GPS coordinates of the corners of your property by right-clicking on each corner from within the county's property search map and noting the coordinates provided. Alternatively, you can view property boundaries in various GPS apps (e.g., OnX hunting app) by searching by parcel number. If you want a more precise determination of a lot's boundaries, you will need to hire a professional surveyor.



Subdivision roads by altitude

This map shows the subdivision's roads color-coded based on altitude. The blue line shows the subdivision boundary. Dark green is anything less than 8500 feet. Light green = 8500-8750 feet. Yellow = 8750-9000 feet. Light orange = 9000-9250 feet. Dark orange = 9250-9500 feet. Finally, red shows anything more than 9500 feet. Anything above about 9500 feet will not have year-round access (no guarantees at the lower altitudes, either). Some of the highest properties are at more than 11500 feet altitude.

You are welcome to download the kmz file from which this map was generated. You can view the kmz file using most GSP mapping software apps. You can also view the kmz file in Google Earth (free download). Many of the apps, including Google Earth, will provide an altitude profile of the road. Similarly, if you lay a series of "paths" or "routes" across a specific lot in a crisscross pattern, you will be able to get an idea of the altitude profile of the lot, as well.



Subdivision roads by usage

The map below shows the subdivision's roads color-coded based on usage. The blue line shows the subdivision boundary. Green indicates roads that are main thoroughfares. Yellow shows roads that are collectors. Red shows roads that are low usage, dead-end roads.

You are welcome to download the kmz file from which this map was generated. You can view the kmz file using most GPS mapping software apps. You can also view the kmz file in Google Earth (free download).

Costilla County Firearm Regulations

Costilla County follows state and federal firearm laws, so you cannot register a firearm in Colorado, must be at least 18 to own a firearm, and cannot own "ghost guns". Some regulations include restrictions on carrying firearms in government buildings, and there are specific rules about discharging firearms in certain areas, such as within 150 yards of a residence or on National Forest roads. There are also upcoming changes to Colorado law, like SB-3, which will affect the sale of some semi-automatic firearms starting August 1, 2026.

Colorado Concealed Handgun Permit

Follow this link to access information:

<https://www.costillacounty.gov/sheriff/page/new-colorado-law-changes-concealed-handgun-permit-process>

General regulations Age:

You must be at least 18 years old to own a firearm.

Ghost guns:

Colorado law prohibits the possession, sale, or transfer of "ghost guns" (firearms without a serial number).

Large-capacity magazines:

Possession of large-capacity magazines (more than 15 rounds) is prohibited, with an exception for those owned before July 1, 2013, as long as continuous possession is maintained.

Prohibited areas Government buildings:

You cannot knowingly carry a gun (open or concealed) in government buildings and adjacent parking lots, including local and state government offices and courthouses.

National Forest areas:

You are prohibited from discharging a firearm within 150 yards of a residence, building, campsite, developed recreation site, or occupied area.

Other restrictions:

You cannot discharge a firearm across or on a Forest Development road, an adjacent body of water, or into or within a cave.

Upcoming state law changes

Semi-automatic firearms:

Starting August 1, 2026, Colorado law (SB-3) will prohibit the manufacture, sale, or transfer of some semi-automatic firearms.

Concealed handgun permits Renewal:

You can only renew your concealed handgun permit up to 120 days before it expires.

Training:

After July 1, 2025, you will need to complete a "refresher" handgun training class to renew your permit, unless you are a retired law enforcement or military member or participate in organized shooting competitions.

Hunting:

There are specific regulations for hunting, including some areas where firearms are prohibited outside of hunting season.

The information provided above was taken from the Costilla County and Colorado State Regulations websites. SCRO will make every effort to maintain this information updated however, it is the members responsibility to verify and make sure the information provided is accurate.

Costilla County Fire Prevention and Safety Plan

Costilla County's fire protection protocols involve a multi-faceted approach including residential and property protection, specific fire restrictions, and emergency alert systems. The county has a Community Wildfire Protection Plan (CWPP) that details risk reduction projects, and the Sheriff's Office implements fire restrictions that can be reinstated during Red Flag Warnings. Residents are encouraged to create defensible space around their homes, and the county also uses an Emergency Alert System for evacuations and shelter-in-place orders.

Costilla County Community Wildfire Prevention Plan Manual: Use this Link on your Browser to access Safety Plan.
https://static.colostate.edu/client-files/csfs/documents/CCFPD_CWPP_Draft_7_16_08_PDF_Basesmall.pdf

Community wildfire protection: Community Wildfire Protection Plan (CWPP): The county has a CWPP that outlines risk analysis and strategies for wildfire mitigation, including hazardous fuels reduction projects.
Defensible Space: Property owners are encouraged to create defensible space zones around their homes. This includes clearing vegetation in zones within 0–5 feet, 5–30 feet, and 30–100 feet of structures.
Emergency Access: Road and driveway specifications are included in the CWPP to ensure adequate emergency vehicle access.

Fire restrictions and warnings: Varying Restrictions: The Costilla County Sheriff's Office has removed its general fire restrictions, but restrictions are reinstated during a Red Flag Warning.
Red Flag Warnings: Residents should monitor the US National Weather Service Pueblo Colorado or the Costilla County Sheriff's Office/OEM Facebook page for information on Red Flag Warnings, as restrictions will be in place during these times.

Responsible Fire Use: Residents are urged to be responsible and safe with fire, regardless of current restrictions.

Emergency alerts and communication: Emergency Alert System (EAS): Costilla County activates its local EAS for emergencies like fires that require evacuation or "shelter-in-place" instructions.

Registration: Residents need to register on the new system to receive local emergency alerts.

Emergency Management: The Costilla County Emergency Management Coordinator develops and implements local emergency plans, including contingency plans for essential public safety services during disruptions. Fire prevention and safety

Smoke Alarms: Install smoke alarms in sleeping rooms, outside sleeping areas, and on every level of the home.

Fire Protection Equipment: Know the location and proper use of fire protection equipment, such as fire extinguishers.

Additional Pages: