

**Sangre de Cristo Ranch Owners, Inc.  
Membership Meetings**

Zoom meeting ID: 834 9260 1289  
Zoom passcode: 543203

**SCRO Membership Quarterly Meeting for Winter 2026  
Saturday, January 31, 2026, 10:00am-12:00pm on Zoom**

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

*Only SCRO members may participate in votes*

## **Agenda Packet**

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

Community members may participate in any discussion that occurs during this meeting even if they are not a member of SCRO. The first time during the meeting you are recognized and invited to speak, please state your name and your relationship with the community. Then, begin your comments. 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.

**Guest speaker:** Mark Jamison, Founder  
Sangre de Cristo Ranches (Community) Facebook Group

*Attendees are welcome to ask questions anytime during the presentation.*

***Vision of the Sangre de Cristo Ranches (Community) Facebook Group***  
*<https://www.facebook.com/groups/1329908911950844>*

The Sangre de Cristo Ranches (Community) Facebook Group is not associated with SCRO. However, the Facebook group is making great strides in implementing some of the same features that SCRO has discussed implementing. The purpose of this presentation is 1) for SCRO members to learn more about the Facebook group and 2) to see if the two

organizations might be able to interact cooperatively to maximize the effectiveness of both organizations.

This presentation was prepared and scheduled in response to a request from SCRO's president. SCRO's president noticed the overlap between the goals of SCRO and the Facebook group. Thus, she asked the founder of the Facebook group to give a presentation on his Facebook. As a bonus, he proactively included in his presentation some ideas on how the two organizations might work cooperatively.

As of now there has been no detailed discussion on how the cooperative efforts would unfold or even if such cooperation is even possible. This conversation is purely exploratory and in its earliest stages. No decisions or promises have been made. Please see the related attached handouts:

- "Agenda: Vision of the Sangre..."
- "Sangre...A Supplemental Communication & Community Hub..."
- "Community Information Flow"

### **Roll call**

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

#### **Board Members**

President: Nancy Frase

Vice-President Josabeth (Jo) Way

Secretary: Mike Powell

Treasurer: Dagmara (Mara) Rodriguez-Walters

At Large Member: Scott Cessac

At Large Member: Margie Palmer

At Large Member: Vacant

#### **SCRO Members**

*SCRO members will be asked to identify themselves*

#### **Confirmation of a quorum**

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

### **Review of agenda**

Discussion: Consider requests for modifications to the agenda

### **Review of meeting minutes**

Discussion: Consider requests for modifications to the minutes from the August 2nd, 2025, annual membership meeting (see attachment "SCRO Annual Membership Meeting: August 2, 2025")

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

Discussion: Consider requests for modifications to the minutes from the November 1st, 2025, quarterly membership meeting (see attachment “SCRO Quarterly Membership Meeting for Fall 2025”)

Vote by voice: Motion to “approve the minutes from the November 1st, 2025, quarterly membership meeting as presented [with the following amendments...”]

## **Announcements**

### **Board vacancies**

- Mike Powell tendered his resignation on January 3<sup>rd</sup>, 2025, effective as of the next work session (originally scheduled for January 22<sup>nd</sup>, now scheduled for January 31<sup>st</sup>):
  - “I am very pleased to see the positive direction SCRO is taking and very, very impressed with the organizational abilities Nancy brings to the table. I will resign my position on the Board at the conclusion of the January work session which I think will likely be 1/22. I have many interests and activities and must “right size” going into 2026. I leave you all with my sincere best wishes and from that time on I will cheer from the sidelines. Many Thanks!”
- Steve Navratil tendered his resignation on January 10<sup>th</sup>, 2025, effective immediately:
  - “My participation on this organization’s board was subject to a discovery process of the administration, planning, and ability to move beyond previous incarnations and the bad decisions it made in the past. That process is now concluded. Effective immediately, I am resigning my position as a board member at large of Sangre de Cristo Ranch Owners, Inc. I am also terminating my membership in that organization as well. Goodbye.”

### **Social activities:**

- SCRO social activities are being postponed indefinitely (at least through the winter)

### **Membership meeting (public welcome):**

- The next membership meeting is Saturday, May 2<sup>nd</sup>, starting at 10:00am on Zoom

### **Board meetings (public welcome)**

- The next regular board meeting is Thursday, November 6<sup>th</sup>, 8:30-10:00am on Zoom
- The schedule for future board meetings and work sessions will be reviewed and possibly changed during the Nov 6<sup>th</sup> board meeting

## **Strategic planning for SCRO**

Background: During each SCRO meeting this fiscal year, 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 (see attachment "What is the purpose of SCRO?")

## **Community Input on topics not included in the agenda**

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

## **Board member comments on topics not included in the agenda**

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

## **Adjourn**

## **About Zoom**

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

Zoom meeting ID: 834 9260 1289

Zoom passcode: 543203

To join the Zoom meeting using audio and video:

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

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

- 1) Call 719-359-4580.
- 2) When prompted, entering 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.

# **Agenda: Vision of the Sangre de Cristo Ranches (Community) Facebook Group**

Total Presentation Time: 30 Minutes

Q&A: 15 Minutes

## **I. Welcome and Purpose (3 minutes)**

- Brief welcome and presenter introduction
- Purpose of the presentation
- Why community connection is uniquely important in the Sangre de Cristo Ranches

Framing Statement:

This presentation shares how a neighbor-driven community space strengthens communication, preparedness, and relationships across a geographically dispersed region.

## **II. Why the Community Was Created (4 minutes)**

- The realities of living and owning land in a remote, mountainous area
- Gaps in informal communication, shared knowledge, and neighbor connections
- The need for a space that is practical, respectful, and inclusive

Key Point:

The community was created to support—not replace—existing organizations and structures.

## **III. Vision and Guiding Principles (6 minutes)**

- Core Vision:  
A trusted, non-political, neighbor-to-neighbor communication and knowledge-sharing hub.
- Guiding Principles:

- Respectful discourse
- Practical, experience-based information
- Inclusivity across backgrounds and viewpoints
- Stewardship of land, safety, and relationships

Outcome Focus:

Better-informed residents and stronger community resilience.

## **IV. How the Community Functions in Practice (7 minutes)**

- What members use the group for:
  - Seasonal readiness and conditions
  - Land stewardship and problem-solving
  - Asking questions and learning from lived experience
- Community culture:
  - Welcoming new members
  - Highlighting contributions
  - Encouraging participation without pressure

Emphasis:

Small, consistent interactions build trust and shared understanding over time.

## **V. The Community as a Communication and Partnership Hub (6 minutes)**

- How the group can amplify information from:
  - Local nonprofits
  - Emergency response partners
  - Community organizations
- Two-way value:
  - Organizations share accurate information
  - Members provide insight, feedback, and on-the-ground awareness
- Thoughtful engagement with local businesses:

- Information and service awareness
- Clear boundaries around promotion

## **VI. Boundaries, Moderation, and Sustainability (4 minutes)**

- Why clear boundaries are essential
- Non-political, respectful space by design
- Moderation approach focused on:
  - Inclusion
  - Clarity
  - Long-term trust

### Key Message:

Healthy boundaries protect participation and sustainability.

## **VII. Closing and Transition to Q&A (2 minutes)**

- Summary of the vision and value
- Invitation for dialogue, questions, and ideas
- Transition to open discussion

## **Question & Answer Session (15 minutes)**

- Clarifications
- Potential alignment opportunities
- Thoughtful feedback and questions

## **Sangre de Cristo Ranches (Community)**

### **A Supplemental Communications & Community Hub for the Ranches**

Sangre de Cristo Ranches (Community) is a resident-led Facebook group designed to support communication, shared learning, and neighbor-to-neighbor connection among property owners and residents in the Sangre de Cristo Ranches.

The group is positioned to function as a supplemental communications and community-interest hub—supporting the needs of residents while aligning with, and reinforcing, the interests of the [Sangre de Cristo Ranches Owners Association \(SCRO\)](#).

### **Purpose of the Community**

The community exists to:

- Support timely, peer-based information sharing between formal communications
- Capture and circulate lived experience relevant to Ranches property ownership
- Encourage stewardship, preparedness, and informed decision-making
- Provide a space for community questions, dialogue, and shared understanding
- Serve as a connective hub for interests and interactions across the Ranches

### **A Supplemental Communications Role**

Sangre de Cristo Ranches (Community) can serve as a communications extension that:

- Helps surface recurring questions, concerns, and information gaps among members
- Reinforces awareness of SCRO communications, meetings, and official resources
- Provides a space where members can seek clarification and peer perspective
- Encourages residents to remain engaged and informed between formal updates

In this way, the group supports community awareness and continuity without duplicating governance or decision-making functions.

### **What the Community Is**

- A moderated, Facebook-based group for property owners and residents
- Focused on practical mountain living, land stewardship, and shared experience
- Non-political and non-commercial in tone
- Guided by clear participation standards emphasizing accuracy, courtesy, and respect

### **Common Areas of Engagement**

- Seasonal conditions, weather observations, and access considerations

- Fire mitigation awareness and preparedness discussions
- Water, roads, solar, septic, and construction experiences
- Questions from new property owners and insights from longtime residents
- Community observations relevant to daily life in the Ranches

## **Community Hub for Local Connections**

As part of its role as a community hub, the group also seeks to:

- Facilitate thoughtful connections between residents and local businesses or service providers
- Provide a space for experience-based recommendations and shared references
- Encourage businesses to participate as knowledgeable contributors, not advertisers
- Support informed choices that benefit members and the broader Ranches community

All business participation is intended to remain transparent, respectful, and community-focused.

## **Relationship to SCRO**

- The Facebook community does not govern, represent, or speak on behalf of SCRO
- SCRO remains the official authority for governance, policy, and association matters
- The community group operates independently while supporting shared communication goals
- Members are encouraged to rely on SCRO's official website and communications for authoritative information

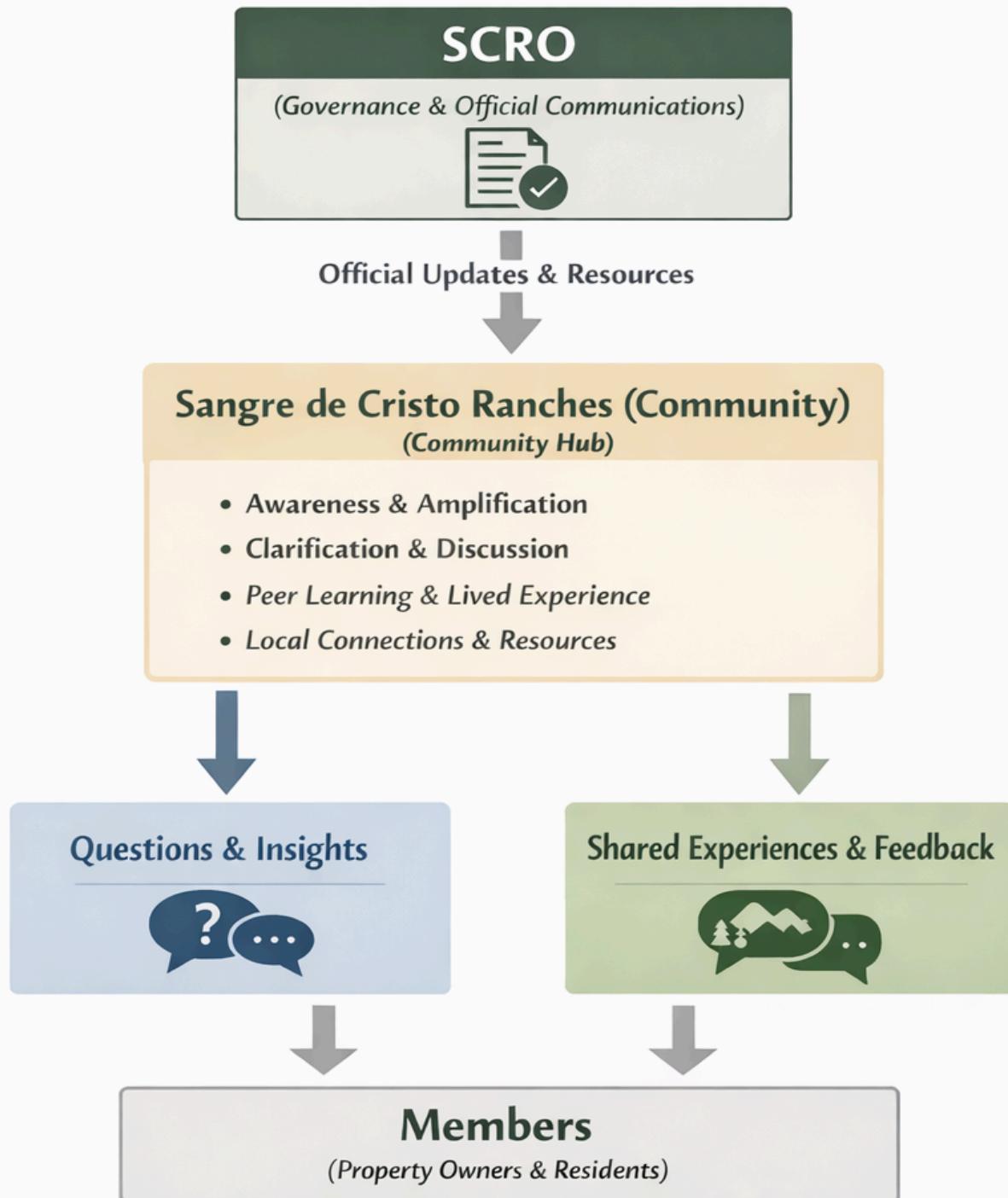
## **Participation**

- Participation is voluntary and free
- Members may observe, ask questions, or contribute at their discretion
- Moderation emphasizes constructive dialogue and community well-being

## **Optional Community Resource**

For those interested in staying informed, engaged, and connected between formal communications, Sangre de Cristo Ranches (Community) is available as a supplemental communications and community-interest hub serving the needs of its members.

# Community Information Flow



*Governance remains with SCRO.  
The community hub supports awareness and engagement.*

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

**Start:** 12:25 PM

**SCRO Board Members Present:**

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

**Treasurer Report:**

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

**Nominations:**

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

**Vote:** Unanimous; all nominations elected

**Comments:**

Wade Eppler:

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

Steve Navratil:

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

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

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

#### MISCELLANEOUS ITEMS:

County Code Enforcement: illegal ponds, building, etc;

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

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

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

Fort Garland Revitalization Committee.

MEETING ADJOURNED 1:45PM

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

**Draft Meeting Minutes**

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

**Call to Order [01:08]**

The meeting was called to order at 10:00am by the meeting chairperson, Board Member Frase.

**Guest speaker [02:08]:**

***Costilla County Wildfire Ready Action Plan (WRAP) & Community Wildfire Protection Plan (CWPP)***

Daniel Boyes, Executive Director, Rio Grande Headwaters Restoration Project (RGHRP)

*(See attachment titled, "Costilla County Wildfire...")*

**Roll Call [45:35]**

**Board members:**

President: Nancy Frase – PRESENT  
Vice-President: Jo Way – PRESENT  
Secretary: Mike Powell – ABSENT  
Treasurer: Mara Rodriguez-Walters – PRESENT  
At-Large Member: Steve Navratil – PRESENT  
At-Large Member: Scott Cessac – ABSENT  
At-Large Member: Position VACANT

Four of six board members were present at roll call.

**General members (identified at a later time in the meeting):**

Margie Palmer  
Tim Palmer  
Troy Way  
Chris Cuff

Three general members were present at roll call; a fourth member joined at 11:48am.

Four board members and six general members are required for a quorum; thus, a quorum was not established.

## **Review of Agenda [46:46]**

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

Due to the lack of a quorum, a vote could not be held to approve the agenda. The membership continued with the meeting as if the agenda had been approved.

## **Review of meeting minutes [47:10]**

The membership considered requests for modifications to the minutes from the August 2<sup>nd</sup>, 2025, annual membership meeting. (Note: The agenda and Board Member Frase mistakenly referred to them as the “September 4<sup>th</sup> board meeting minutes”.) One request was heard from Board Member Frase: The title of the minutes should be changed to “SCRO Annual Membership Meeting”.

Due to the lack of a quorum, a vote could not be held to approve the meeting minutes. The draft meeting minutes will be re-presented at the next membership meeting for approval.

## **Introduction of board members [47:48]**

The board members in attendance introduced themselves, along with the board candidate (Margie Palmer) who will be considered for appointment to the board during the November 6<sup>th</sup> regular board meeting.

At the end of the board introductions, general members in attendance were identified.

## **Updated website [56:50]**

Board Member Frase provided a summary of recent updates to SCRO’s website. These updates include:

- Up-to-date meeting minutes & governing documents
- Social events
- Maps
- SCRO’s progress on community and administrative priorities
- Fixed the “wonkiness” of webpages on mobile interfaces

Board Member Frase accepted an action item to create direct access to the “contact/dues” webpage on the homepage of the website.

## **Announcements [58:53]**

Board Member Frase reviewed the upcoming social activities, membership meetings, and board meetings listed in the agenda, noting that details for all events will be posted to the website. She also noted that Board Member Powell is coordinating all the social activities; he can be reached by sending an email to [communityscro@gmail.com](mailto:communityscro@gmail.com) (the email will be forwarded to Board Member Powell).

Board Member Way called attention to community events (not sponsored by SCRO) that are scheduled for those same days and may conflict with SCRO’s planned events:

- Fort Garland Museum is going to have a Christmas Toy Drive on November 22<sup>nd</sup> from 10am to 2pm
- On December 20<sup>th</sup>, it is tradition for community members (from the community at large, not just SCRO members) to go to Mrs. Rio's in San Luis and then go to the town's holiday event (parade, gift give-away, etc.) that is located just down the street from Mrs. Rio's.

### **Community-focused priorities: Access to water [1:01:15]**

Board Member Frase highlighted one major update to SCRO's website, which is the addition of webpages related to SCRO's priorities. There are two types of priorities and there is a webpage for each of those types: community-focused (access to water, trash service, wildfire preparedness, etc.) and administrative (how meetings are conducted, how elections are conducted, bylaws, etc.). All priorities that are currently on the board's "radar" are listed on these "priorities" webpages. Users of the website can "drill down" on any given priority to read what progress has been made on that priority. General (non-board) SCRO members and community members are encouraged to explore these webpages while considering which efforts to which they would like to contribute.

Concerning the community-focused priority of access to water for cisterns, Board Member Frase noted that Fort Garland Water and Sanitation District restored their bulk water sales for cisterns about a month ago. Thus, the short-term water crisis has been resolved. However, there is still the long-term concern that access could be shut off again at any given point in the future.

Board Member Frase reviewed the handout contained in the agenda packet labeled "SCRO-Led Facilitation..." As a prelude to the review of the handout, she noted that SCRO's board is waiting to hear back from their water rights attorney on what next steps, if any, the attorney recommends the board take.

The "SCRO-Led Facilitation...." document outlines how SCRO might help facilitate communication within the community and between governmental and private entities who are taking steps to address this long-term concern and provide as much support to those entities as possible. If some part of the identified solution is not being addressed by any established entity, SCRO might consider taking proactive steps to fill that hole. However, SCRO's preferred approach is to encourage the community to implement solutions. The document illustrates the components of the problem/solution and assigns each component to a specific board member who is to liaison with the community regarding that component.

### **Community-focused priorities: Social connection [1:09:12]**

Board Member Frase noted that Board Member Way has prepared a presentation for the board on social connection but has not yet had a chance to present it to the board.

Board Member Frase summarized the steps the board has already taken to enhance social connection within the community, especially in the wake of the SCRO meetings being moved to a Zoom format. Those steps include:

- Encouraging people to meet in small groups (i.e., brunch at someone's house) to attend the Zoom meetings as a group

- Working towards creating a hybrid meeting space where people could attend either in person or on Zoom; there are technological challenges associated with this that will take time and money to address
- Working towards creating a community meeting space (clubhouse?) that would be funded and managed by SCRO and/or the Ranches community

### **Community-focused priorities: Economic development & growth [1:10:30]**

Board Member Frase noted that Board Member Way has prepared a presentation for the board on economic development and growth but has not yet had a chance to present it to the board.

Board Member Frase mentioned that she had, in the agenda packet, used the term “master plan” in relation to this agenda item. However, since the publication of the agenda, she has come to realize that the better term would be “comprehensive plan.” A master plan typically captures the plan for the placement of geographic zones and infrastructure for a community; that is not – at all – what this plan would be about. Rather, it would be about things like community culture, priorities, assets, problems that need to be solved such as water, fire, theft, etc. and how we might fix those problems, how we improve employment opportunities, how we might keep a grocery store in town, how we can have better representation in local government, how we attract a satellite medical office, how we establish affordable housing, and so on. The term “comprehensive plan” would better fit for such a plan. Board Member Frase mentioned her plan to lead the development of a comprehensive plan for the Ranches community (action item #310).

The board is working to provide, on SCRO’s website, a listing of local businesses that are willing to serve the Ranches community. The business owners would not need to be a member of SCRO or even a member of the Ranches community. However, listings for businesses owned by SCRO members would be highlighted in some way.

### **Administrative priorities: Governing documents [1:12:44]**

Board Member Frase noted that SCRO is currently a 501(c)(4) nonprofit. This means that we are unable to apply for grants needed for the larger projects we would like to implement. The board is considering how we might either reorganize as a 501(c)(3) nonprofit, or partner with 501(c)(3) nonprofits that could act as financial agents for such grants.

The board is working on creating a strategic plan for SCRO. While the aforementioned comprehensive plan would apply to the Ranches community (and maybe Ft Garland?), the strategic plan would be specific to SCRO and how SCRO wants to interact with the community. Board Member Frase mentioned her plan to lead the development of a strategic plan for SCRO (action item #309).

SCRO currently has articles of incorporation (the most superior form of organizational legislation) and bylaws. If there is a conflict between those two legal instruments, the articles of incorporation would supersede the bylaws. The board is working to create a set of protocols that detail how SCRO implements the requirements listed in the two existing instruments. For example, the bylaws stipulate how often board meetings need to occur while the protocols would stipulate on what days, at what time, and in what venue those meetings would occur. Also, the bylaws do not indicate whether there will be guest

speaker presentations at the membership meetings, but the protocols might provide some guidance on that and on how the guest speakers are to be recruited. The protocols could provide guidance on, for example, how many social events we typically plan in a year. As the protocols are created, the board will likely find specifications that really should be in the bylaws rather than in the protocols. In that case, we could rewrite the bylaws and articles of incorporation when/if we reorganize as a 501(c)(3) nonprofit.

### **Administrative priorities: Finances [1:14:48]**

Board Member Frase reviewed the financial summary from the past three years that was included in the agenda packet. The related internal financial audit is still ongoing so it is unclear if the figures contained in the summary are fully accurate. However, they are likely substantially accurate. Board Member Frase provided the reason she included three years' worth of data in the summary: The activity level of SCRO has vacillated dramatically over the past several years which makes developing a realistic budget, based on history, challenging. The solution is to include data from multiple years.

Three years ago, there was \$42K in the checking account. There is now \$21K. That trajectory is unsustainable and a redirection of that trajectory should be reflected in our current budget.

Our main source of income has been membership dues. Three years ago, there were 175 members; there are now about 30. Thus, this revenue stream needs to be restored and/or replaced.

Board Member Rodriguez-Walters provided an update on the San Isabel Electric we recently received for coop credits. She stated that she was able to confirm, through confirmation of our EIN, that those monies really do belong to Sangre de Cristo Ranch Owners, Inc. (SCRO) and not Sangre de Cristo Ranches, Inc. (Forbes organization that developed the subdivision). The credit relates to a time, decades ago, when SCRO had some kind of meeting or office space for which electricity was purchased from San Isabel. Board Member Rodriguez-Walters noted that she will provide a more detailed explanation to the board (action item #311).

Board Member Frase reviewed the top expenditure categories over the past three years. The biggest expense, at just over \$6,000, has been the recent hiring of the water rights attorney. Next is general liability insurance and officer bonds at about \$5,800, which merits research to determine if we can reduce that cost. We have spent about \$5,200 for food for meetings, which seems excessive.; given the current state of our budget, this may not be an option. The accounting software subscription (Aplos) started at \$60/mth and is now \$169/mth; Board Member Rodriguez-Walters is looking into other options (action item #312). As for the storage unit, Board Member Rodriguez-Walters took an quick inventory of the contents of the unit and conduct a more in-depth inventory of the contents as she has time; she will work on getting the organization's historical paperwork (6-8 bankers boxes full) scanned and digitally preserved, and the remaining items (Christmas decorations, grill, etc.) disposed of so we can stop paying rent on the storage unit. She has provided a summary of options for where/how the digital records could be stored.

Board Member Way has been working on a draft budget to be reviewed by the board in the near future. A balanced budget may not be possible this year, but it is something the board can work toward over the next few years.

Board Candidate Palmer inquired about the dues cycle (when are dues to be paid, when do memberships expire, is there any prorating, etc.) Board Member Frase responded that the board decided a while back that memberships run with the fiscal year (August 1 to July 31) and that they are prorated as the year progresses; the related details are on the dues webpage. During this discussion, it became apparent that the treasurer (Board Member Rodriguez-Walters) had not been made aware of this decision (a decision made before she joined the board) and she had been reaching out to members about renewing their dues on their anniversary date. Apologies were extended for the confusion.

Board Member Navratil commented on the dramatic loss of membership and how that loss of income places the organization's longevity at risk. He believes the best option is to dissolve SCRO in its current state, disperse its assets to another nonprofit and to reorganize as a 501(c)(3). This reorganization would allow donations to SCRO to be tax deductible and would encourage donations, especially from larger businesses.

#### **Administrative priorities: Communication strategy [1:31:24]**

Board Member Frase noted that Board Member Navratil has been leading the effort to develop a communication strategy. He is currently working on a proposal for a member forum and a blog on SCRO's website. We are also working on setting up a social media presence and a mass email/MMS notification interface. We are also looking at restarting the newsletter and creating a newcomers packet.

Board Member Navratil noted that our website host (wix.com) provides plug-ins for a member forum and a blog at no additional cost. He suggested that we create a sample forum and/or blog that the board could explore before deciding to implement these features on the website. He also recommended that we publish the newsletter on a more frequent basis (monthly?). He noted that the main purpose of our communication is to encourage community members to get involved in SCRO. He noted that the newcomers packet could be modeled after other geographical area's packets and should be provided to the community at no cost; it should contain information about and provided by community agencies such as the local government, Trinchera Ranch, etc.

Board Member Rodriguez-Walters showed a sample of SCRO's hardcopy newsletter from several years ago and reviewed the type of content present in that newsletter. Board Member Navratil noted that, if the newsletter were provided in a digital format rather than a hardcopy format, there would be no printing or mailing costs. He also highlighted the revenue opportunity that could come from ads in the newsletter and that it might be easier to fund the newsletter if we were a 501(c)(3). He noted that our communication efforts might create the opportunity for SCRO to hire an employee or two; those employees could be, for example, high school students that we teach how to manage communications for SCRO.

Board Member Frase noted that SCRO's newsletter has been published since the early years of SCRO, its publication stopped about three years ago. Board Member Rodriguez-Walters mentioned that there is likely a subset of the local population that is used to a printed copy of the newsletter and may have difficulty accessing it digitally; she would like to provide an option for people to receive the newsletter in printed form.

Board Member Frase noted that we need to be careful that income from ads does not make up a significant portion of our overall income as that could place our nonprofit status at risk.

SCRO Member Cuff expressed his strong desire for the newsletter to be restarted as his father (who was the original owner of the Cuff property) looked forward to receiving the newsletter and then sharing the newsletter with Member Cuff (the current owner of the Cuff property). The newsletter gave both father and son a sense of belonging to the community even though they didn't live here, and Member Cuff chose to keep the property after his dad passed away because of that sense of belonging.

Board Member Frase noted that the board has many efforts in progress and it will take time to get things accomplished. Community members are encouraged to get involved in these efforts so more progress could be made in less time.

#### **Community input and board member comments [1:44:48]**

Board Candidate Margie Palmer expressed her support for restarting the newsletter. SCRO Member Tim Palmer noted that, based on his 40+ years of working with nonprofits, he knows that a very clear purpose statement is needed to direct the choices and actions of the organization, and a clear articulation of the benefits of being a member is needed to attract participation from the community.

#### **Adjourn [1:46:09]**

The meeting was adjourned at 11:45am.

## What is the purpose of SCRO?

### Existing purpose statements:

#### Original articles of incorporation (1986):

The purpose or purposes for which the corporation is organized is “to represent the interests of all members with regard to the protection, preservation and maintenance of their property within the [subdivision].”

#### Restated articles of incorporation (1993):

“The general purposes for which the corporation is organized are to represent the interests of all members of [SCRO] with regard to the protection, preservation and maintenance of their property, both real and personal within the [subdivision]. [SCRO] shall have the powers and purposes as follows:

- “to provide cooperation with all duly authorized entities including...federal, state, and county governments and their agents in an effort to protect, preserve and maintain the individual members’ rights and all real property within the subdivision.
- “to enter into, make and perform and carry out contracts of every kind and for any lawful purposes pertaining to or incidental to its operations and affairs, and to borrow or raise money for any purpose of [SCRO].
- “to make contracts...in furtherance of the management, operation, objects and purposes of [SCRO].
- “to own and/or lease property...for the common benefit, use and enjoyment of the members or the public at large; to maintain, landscape, protect, operate and develop such real property...
- “to set dues and collect the same from owner of lots within [the subdivision] to cover expenses incurred by [SCRO] in the conduct of its affairs.
- “to do all other things necessary, appropriate or convenient in the furtherance of any of the foregoing.”

#### Bylaws (2024):

##### Article I: Recitals and Definitions

- “The goals and objectives of the Association are 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.”
- “SCRO may own or lease property to include both real and personal property from time to time as the Board may approve for the benefit of the membership or Board.”
- “The SCRO...shall accept donations of any kind from any Individual or Entity if the Board of Directors of SCRO finds such donations beneficial to the property owners or the Board whether in connection with a community event or not.”

##### Article VII: Duties and Powers of the Board

- “To exercise all power vested in the Board under these bylaws, the Articles of Incorporation and the laws of the State of Colorado.”
- “To appoint such Officers, Agents, and engage such employees including Correspondence Secretary, Attorneys, and Accountants as it may deem necessary to assist in the operation of SCRO and to assign their duties and compensation.”

- “To enforce these bylaws and regulations relating to the control, management, and use of SCRO.”
- “To use organizational assets including available cash to keep SCRO within non-profit status as required by law. In general assets of the organization are to be primarily used to benefit SCRO property owners, secondarily to benefit and/or provide useful and desirable services including entertainment for the benefit of the community or in conjunction with fundraising activities as may be appropriate from time to time.”

Website (2025):

“Our purpose is to foster a sense of community among neighbors, and a sense of predictability and stability within the community, on behalf of all landowners within the Sangre de Cristo Ranches subdivision. This is accomplished through timely communication, effective advocacy, inclusive community events, and cooperative endeavors.”

**Key differences between 501c3 and 501c4 nonprofits:**

*Content drawn from <https://charitableallies.org/501c3-vs-501c4-whats-the-legal-difference-and-which-fits-your-mission/>*

Focus:

- 501c3: Typically provides direct services or programming to support a population or cause:
  - Providing charitable services
  - Running charitable programs
  - Educating the public
  - Engaging in religious, scientific, or literary work
  - Supporting/aiding a community or cause directly (food pantries, etc.)
  - Providing funding to charitable, non-political causes directly
- 501c4: More often focuses on influencing policy or public opinion rather than delivering direct services:
  - Facilitating and advocating for social welfare
  - Influencing how communities think, act, and engage in public life, especially around policy or legislative issues
  - Mobilize voters around issues

Tax treatment:

- 501c3: The organization is tax-exempt and donations are tax-deductible
- 501c4: The organization is tax-exempt, but donations are not tax-deductible

Political and lobbying activity:

- 501c3: Face strict limits on lobbying and political involvement (cannot endorse candidates or coordinate with campaigns, and lobbying must stay within limited and reasonable bounds)

- 501c4: Lobbying can be a primary part of the organization's work; limited political campaign activity (i.e., endorsing candidates or funding issue ads) is allowed as long as it's not the organization's main activity

**Disclosure and reporting:**

- 501c3: Must file annual Form 990 returns; must disclose governing documents, financials, and certain public-facing information
- 501c4: Must file annual Form 990; may need to disclose donations or activity tied to election-related work

Both types of nonprofits may be utilized cooperatively if there is a desire to educate the public AND advocate for policy change while keeping their work clearly separated. For instance, a community organization could run youth programs through its 501c3 and use a 501c4 arm to push for policy changes affecting those same young people.

**What activities could each organization own?**

	c3	SCRO	FB	other
Ensure access to cistern water				
Protect water rights for wells				
Organize trash service				
Create bargaining power through a coop (fuel delivery, veterinary care, health care, transportation, bulk groceries, dog/cat food, etc.)				
Advocate for property insurance offerings				
Liaison with local agencies				
Facilitate wildfire prevention/mitigation				
Establish quick response stations/teams (i.e., train residents as EMTs, position a small fire truck in the Ranches)				
Facilitate disaster response planning				
Establish emergency notification/communication				
Protect life, limb, & property (Neighborhood Watch?)				
Host social events				
Acquire/maintain a club house				
Advocate for economic development/growth				
Advocate for development of affordable housing				
Provide a venue for advertising for local businesses				
Raise funds for other local nonprofits (food for the food bank, purchase emergency equipment, etc.)				
Provide educational content about off-grid living, building codes, road maintenance, hunting/camping, etc.				
Provide information about local hospitals, climate, schools, fire concerns, maps, etc. (relatively static)				
Provide information about local current events (dynamic, timely)				