

Sangre de Cristo Ranch Owners, Inc. Board of Directors Meetings	Zoom meeting ID: 834 9260 1289 Zoom passcode: 543203
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SCRO BoD Regular Monthly Meeting for November 2025
Thursday, November 6, 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: VACANT

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

Discussion: Consider requests for modifications to the minutes from the October 2nd, 2025, regular board meeting (see attachment “DRAFT Minutes”)

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

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

Discussion: Review actions taken outside of a properly noticed board meeting

Action #1 on 10/24: During the Oct 16 work session, Board Member Way accepted an action item to follow up with the original board member candidates that were considered for appointment on Sep 4th to see which one(s) are still willing and able to be considered for appointment during the current (Nov 6th) board meeting. This resulted in the identification of one viable candidate, Margie Palmer. The board voted, via email, to not recruit additional candidates and to consider Ms. Palmer, alone, during the Oct 6th board meeting.

Vote by voice: Motion to “ratify actions taken outside of a properly noticed board meeting as presented [with the following amendments...]”

Board member/officer resignation/vacancy

Background: On Oct 13th, Board Member Eric Averett submitted his emailed resignation from the board, effective immediately. The text of his email is as follows:

“Good morning,

My health is not very good right now. I've been working with the VA trying to get me in a good place. I was working full time but had to resign because of my health. I think it would be best for the community if there was someone who could bring more value than I can. I feel that I need to respectfully resign from the board. I thought I could handle simple tasks but it's proving too much for me at this time.

Best,
Eric”

Discussion: Consider the resignation of board member Eric Averett.

Vote by voice: Motion to “accept the resignation of board member Eric Averett, effective October 13th.”

Discussion: Consider the appointment of Margie Palmer as a board member

Vote by roll call: Motion to “appoint Margie Palmer to the Sangre de Cristo Ranch Owners, Inc. board of directors.”

Discussion: Assign Board Member Palmer as the Costilla County liaison in SCRO’s effort to facilitate access to water for cisterns

Review of Related Action Items (could include the following):

Due 11/20: Board Member Frase to meet with newly-appointed Board Member Palmer for an orientation briefing and an introduction to the roll of the Costilla County liaison

Miscellaneous administrative matters

None?

Water rights attorney

Vote by roll call: Motion to “enter into an executive session to discuss the latest update from SCRO’s water rights attorney.”

The board members will break into a private executive session while other meeting participants remain in the main Zoom room. It is anticipated that this executive session will last 5-10 minutes. The board members will return to the main Zoom room before taking any formal action.

Vote by roll call: Motion to ??

Budget

Discussion: Consider the long-term strategy for SCRO's budget (see attachment "Financial Report"); specifically consider:

- The board's willingness to spend money on renting the mess hall for the Thanksgiving potluck
- Board Member Way's action item (#33) to create a draft budget

Newsletter

Discussion: Consider the re-launch of SCRO's newsletter

Announcements

Social activities (public welcome):

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

Membership meeting (public welcome):

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

Board meetings (public welcome)

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

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

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.

Sangre de Cristo Ranch Owners, Inc. Board of Directors Meetings www.scrocommunity.org	Zoom link Zoom meeting ID: 834 9260 1289 Zoom passcode: 543203
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SCRO BoD Regular Monthly Meeting: October 2025
Thursday, October 2, 2025, 8:30-10:00am on Zoom

Draft Meeting Minutes

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

Call to Order [Part 1, 00:00]

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

Roll Call [Part 1, 1:32]

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

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

Review of Agenda [Part 1, 2:28]

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

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

Community Input [Part 1, 3:50]

No community members spoke.

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

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

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

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

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

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

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

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

Action #1 on 9/11: The board voted to approve the publication of a news release announcing SCRO's plan to facilitate efforts within the community to develop short-term and long-term access to water for cisterns

Action #2 on 9/16: The board voted to authorize SCRO's water rights attorney to deliver a formal letter to Sangre de Cristo Water Services, Inc. concerning access to water for cisterns

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Miscellaneous administrative matters [Part 2, 15:21]

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

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

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

Plural memberships [Part 2, 17:52]

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

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

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

Announcements [Part 2, 22:07]

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

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

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

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

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

Adjourn [Part 2, 27:00]

The meeting was adjourned at 9:36am.

Action Items – last updated 11/6/25

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)

#96 - Completed: Oct 16 work session: Publish post-meeting artifacts on website. [protocols]

#97 - Completed: Nov 1 membership mtg: Publish pre-meeting artifacts on website. [protocols]

#31 - Completed: Nov 1 membership mtg: Encourage members to invite neighbors to gather in small groups for the meeting (i.e., maybe have a potluck brunch with neighbors before the meeting then join the membership meeting as a group with a single camera). [9/4 board mtg]

#60 - Completed: Fix the website's "wonky" mobile formatting. [10/2 board mtg]

#300 – Completed: Update website to reflect new board member (Scott Cessac) and the appointment of the new treasurer (Mara). [10/2 board mtg]

#100 – Due Oct 30: Nov 6 board mtg: Publish pre-meeting artifacts on website [protocols]

#101 - Due Nov 1: Chair Nov 1 membership meeting [protocols]

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

#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]

#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.

#102 – Due Nov 2: Set agenda & request reports/handouts for Nov 20 work session [protocols]

#103 – Due Nov 4: Publish details to the website for the 11/22 Ranch-giving Potluck Dinner. [protocols]

#104 – Due Nov 6: Chair Nov 6 board mtg [protocols]

#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]

#106 – Due Nov 9: Collect reports and handouts for Nov 20 work session

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

#110 – Due Nov 13: Publish pre-meeting artifacts on website for Nov 20 work session [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]

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

#27 - Targeted for Nov 20: Lead a discussion, during a work session, on building permits. [9/4 board mtg]

#44 – Targeted for Nov 20: 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]

#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]

#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]

#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]

#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]

#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]

#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]

#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]

#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]

Board Member Jo Way (Vice President)

#304 – Completed: Determine which of three potential candidates (from 9/4), if any, are still willing to be considered for the board vacancy during the Nov 6th board meeting. [10/16 work session]

#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]

#17 – Targeted for Nov 20: Deliver a presentation and lead a discussion, during a work session, on developing social connection within the Ranches. [8/7 board mtg]

#18 – Targeted for Nov 20: Deliver a presentation and lead a discussion, during a work session, on local economic development and growth. [8/7 board mtg]

#25 – Targeted for Nov 20: 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]

#33 – Due ASAP: Create a draft budget with Mara's assistance and give to Nancy to include in a work session's agenda. If a budget committee needs to be established, request for that matter be placed on an upcoming board meeting's agenda. [9/4 board mtg]

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]

#99 – Due 10/28: Finalize details (and share them with Nancy) for the 11/22 Ranch-giving Potluck Dinner. [protocols]

#107 – Due 11/11: Send out first round of advertisement for the 11/22 Ranch-giving Potluck Dinner. [protocols]

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

#113 – Due 11/18: Send out second round of advertisement for the 11/22 Ranch-giving Potluck Dinner. [protocols]

#116 – Due 11/22: Host the 11/22 Ranch-giving Potluck Dinner. [protocols]

#118 – Due 11/25: Send out first round of advertisement for the 12/6 San Luis Tree Lighting Hot Cocoa Booth [protocols]

#119 – Due 11/25: Finalize details (and share them with Nancy) for the 12/20 Christmas Casual Night Out. [protocols]

Board Member Mara Rodriguez-Walters (Treasurer)

#296 – Completed: Lead the effort to change the bank account signatories (retaining Jo Way, removing Tina Squire, and adding Mara Rodriguez-Walters). [10/2 board mtg]

#49 – Completed: Explore if it is possible for SCRO to acquire a debit card and what would be involved in making that happen. [9/4 work session and 10/2 board mtg]

#299 – Completed: Compile a member roster before the Nov 1 membership meeting. [10/2 board mtg]

#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]

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

#297 – Due ASAP: Create a "handout" proposing the content of a member welcome packet (possibly modeled after Westcliffe area's welcome packet provided by Custer County) for review at a work session. [10/2 board mtg]

#32 – Due ASAP: 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 SCRO's Google drive. [9/4 board mtg and 10/16 work session]

#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]

Board Member Steve Navratil

#54 – Completed: Send confidential packet of information about "zombie" property to Nancy, who will forward it to the rest of the board. [10/16 work session]

#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]

#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]

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.

#305 – Due ASAP: Review orientation materials sent by Nancy in preparation for orientation meeting [10/16 work session]

Board Member TBD (to be appointed 11/6)

#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 board mtg & 11/6 board mtg]

Former Board Member Tina Squire

#16 – Due 11/9: Prepare a "handout" for a presentation on the common land within the Ranches currently owned by Costilla County.[8/7 board mtg]

#19 – Due 11/20: Give a presentation and lead a discussion on the common land within the Ranches currently owned by Costilla County. [8/7/ board mtg]

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