

Sangre de Cristo Ranch Owners, Inc.  
Board of Directors Meetings  
[www.scrocommunity.org](http://www.scrocommunity.org)

[Zoom link](#)  
Zoom meeting ID: 834 9260 1289  
Zoom passcode: 543203

**SCRO BoD Regular Monthly Meeting: March 2026**  
**Thursday, March 5, 2026, 8:30-10:00am on Zoom**

**Meeting Minutes**

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

**Call to Order [1:10]**

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

**Roll Call [3:25]**

President: Nancy Frase - PRESENT  
Vice-President: Jo Way – PRESENT  
Secretary: VACANT  
Treasurer: Mara Rodriguez-Walters – ABSENT  
At-Large Member: Scott Cessac – ABSENT  
At-Large Member: Margie Palmer – PRESENT  
At-Large Member: VACANT

It was noted that Scott Cessac submitted a resignation email in the moments before the meeting. Because his resignation had not yet been recognized by the board, he was still considered to be a board member for the purpose of establishing a quorum.

Three of five members were present at 8:32am; a quorum was NOT established.

**Review of Agenda [4:29]**

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

**Community Input [4:43]**

No community members spoke.

**Review of meeting minutes [5:34]**

The board considered requests for modifications to the minutes from the February 5<sup>th</sup>, 2026, regular board meeting; no requests were heard.

Due to the absence of a quorum, the vote on the approval of the minutes will be conducted via email following this meeting.

## **Review of outstanding action items [5:50]**

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

- AI #346: Board Member Way reported that she and Board Member Rodriguez-Walters have not made any progress on populating missing contact information in the membership database, but that they will make it a priority this month. Board Member Frase noted that the database needs to be in very good shape by early to mid-May to facilitate the August elections.
- AI #344: Board Member Frase noted that Board Member Cessac's action item is now moot, given his resignation

## **Ratification of actions taken outside of a properly noticed board meeting [7:08]**

There were no actions taken outside of a properly noticed board meeting since the last board meeting.

## **Miscellaneous administrative matters [7:28]**

Board Member Frase read through the administrative matters listed in the agenda; no additional comments were heard.

## **Board member/officer vacancies [9:01]**

Board Candidate Brandy Ryan introduced herself. She recently purchased a parcel in the Ranches and is planning to start improving her property's landscape this spring. She is a huge advocate for the permaculture lifestyle; her priority is leaving the land better than she found it. She currently resides in Grand Junction and works seasonally for big game outfitter (cooks, pack out their meat, etc.). Outside of hunting season, she can use her time to pursue her interests. She has lived in Colorado all her life and she looks forward to spending time in the Ranches so she can learn, firsthand, about life in the Ranches. She is very physically active and a very hard worker. She would bring to the board a logistical mind, creative problem solving, efficiency, fiscal responsibility, quality, motivation of others, technical skills, and organizational skills.

Board Candidate Mark Jamison introduced himself. He purchased property in the Ranches a couple summers ago. He currently resides in Kansas but intends to build a homestead on his Ranches property. Building relationships in the community is a priority for him; he launched a Facebook group to facilitate the grassroots sharing of information among members of the Ranches community. He invited SCRO to share information with the community through his Facebook group. Being of service to the community, and community-building are important to him; he could work as a liaison between community members and the board. Stewardship of the land is another priority for him. He is a retired educator; he current substitute-teaches in Kansas.

Due to the absence of a quorum, the vote on the appointment of these candidates to the board will be conducted via email following this meeting.

The vote for the appointment of a secretary will occur at a subsequent board meeting. Board Member Frase noted that she has been writing the minutes of the meeting because

she has launched a robust action items system that follows links between meeting agendas, numbered action items, and meeting minutes. It would be ideal to hand-off some, or all, of that work off to a secretary. However, right now, as Board Member Frase is in the process of working out the “kinks” in the system, it would be difficult for someone (i.e., the secretary) to insert themselves into her “brain” and try to follow the system. Once the system is running smoothly, the intention is to turn over that entire system to the secretary. However, in the meantime, the secretary could take on many other responsibilities such as writing protocols. The first protocol to be written could pertain to meeting agendas/minutes and action item tracking; with the completion of that protocol, those processes could be handed over to the secretary. Board Member Way expressed support for that approach. Board Member Palmer suggested that the secretary might also be able to manage the membership database; Board Member Frase expressed support for that division of labor.

### **SdCR (Community) FB Group [22:35]**

In response to AI #343, Board Member Frase led a discussion on the proposed relationship between SCRO and the SdCR (Community) FB Group.

Link on SCRO’s website for the FB group: This part of the discussion was about the wording that should be used on SCRO’s website to describe the website’s link to the Sangre de Cristo Ranches (Community) FB group, which is managed by Board Candidate Mark Jamison. Due to his roll as group administrator, he was invited to participate in this discussion. In setting up this discussion, Board Member Frase used the example that she believes it would not be appropriate for SCRO to endorse any particular religious doctrine or teaching. In contrast, such religious content was recently posted on the FB group. Situations such as this demonstrate why the description on SCRO’s website for the link to the FB group needs to clearly state that the two entities are fully separate from each other to indicate each is not responsible for the content published by the other. This example triggered a tangential discussion on the FB group’s position on religious content and on SCRO’s position on religious content, which was not the focus of the subject discussion; Board Member Frase brought the discussion back to the link on SCRO’s website. The general consensus of the board is that the link could be labeled something like, “Here are the social media outlets to which news about SCRO is periodically posted:” and include the FB group in that list.

SCRO’s organizational identity on FB: This part of the discussion was about the identity of SCRO within social media, for example, 1) whether board members would post content to various FB groups using a SCRO profile or using their own personal profiles, and 2) whether the SCRO profile would have it’s own “timeline” or “group” space for discussion or if such discussion would take place in non-SCRO groups like the SdCR (Community) FB group. Board Member Way expressed concern about SCRO having its own “group” or “timeline” on FB because that would require a tremendous amount of work and it would duplicate existing efforts; she would rather use the SCRO profile as a mechanism for multiple board members to post in existing groups. Board Members Palmer and Frase agreed with Board Member Way. Board Member Way accepted an action item (#348) to take first steps to set up a FB profile for SCRO.

## **2026 Annual Election [40:38]**

In response to action items #136, #147, #293 & 294, Board Member Frase led a discussion on preparations for the 2026 annual election in August.

Calculation of a quorum at membership meetings: Board Member Frase explained that membership votes are counted by households and/or properties (each household get one vote per lot, up to five lots) while the bylaws seem to indicate quorums are calculated by headcounts (each member of a given household could count towards the quorum). Thus, there is a mismatch that could create legal issues. Board Member Palmer accepted an action item (AI #349) to explore how the HOA for her property in Florida handles this situation. On a side note, it was noted that a discussion about proxy votes needs to be held at a future board meeting if the processes set up for email voting don't address this topic (AI #350 assigned to Board Member Frase).

Nominating committee: The general consensus of the board is that three people should be appointed to the nominating committee; members of the nominating committee cannot be board members (per the bylaws). The board members agreed that the nominating committee members should be appointed at the April board meeting so they could have a list of candidates compiled by the May board meeting. Board Member Way accepted an action item (#351) to recruit candidates for the nominating committee.

Structure of annual election ballot: The general consensus of the board was that:

- The nominating committee would recruit as many board candidates as possible and then vet them (all successfully vetted candidates would be included on the ballot) and then determine which of those vetted candidates are willing to run for president & vice-president.
- There would be two questions on the ballot:
  - Vote for seven candidates; the seven who received the highest votes would be the new board members,
  - Vote for two candidates for president (options would include only the candidates who are willing to be president or vice-president); the two individuals receiving the highest number of votes – who were also included in the seven elected to the board – would be the new president and vice-president, respectively.
- The new treasurer and secretary would subsequently be appointed by the new board.

Board Member Frase accepted an action item (#352) to capture this structure in a written proposal and bring it back to the board for a vote.

## **Newsletter proposal [57:11]**

In response to action items #333 & 334, Board Member Palmer presented her proposal for the logistics pertaining to the newsletter. She discussed printing costs, publication schedule, and the proposed audience (she proposes targeting new land owners). One concern she has pertains to duplication of effort, especially the material being provided by Candidate Jamison's FB group. Board Member Frase stated that she (Frase) has an action item (#331) to prepare a handout containing a matrix that shows the various types of information (construction info, meeting minutes, member highlights, etc.) on one axis and the different mediums available for distributing that information (FB, website, newsletter, new member packet, etc.) on the other axis. Then, the board members will

indicate which types of information they believe should be distributed via the various mediums. The completion of that matrix exercise should answer many of the questions presented by Board Member Palmer.

#### **Proposed social calendar [1:06:40]**

In response to action items #324 & 325, Board Member Way gave a presentation on the proposed social calendar. She provided a robust list of potential events. She also accepted an action item (#353) to plan and facilitate SCRO's social events through the fall of 2026.

#### **Announcements [1:17:37]**

Board Member Frase called attention to the announcements contained in the agenda with one correction: The next regular board meeting will be Thursday, April 2<sup>nd</sup> at 8:30am on Zoom (not March 5<sup>th</sup>).

#### **Adjourn [1:18:32]**

The meeting was adjourned at 9:47am.