

Sangre de Cristo Ranch Owners, Inc.
Board Meetings
www.scrocommunity.org

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

SCRO BoD Regular Monthly Meeting for April 2026
Thursday, April 2, 2026, 8:30-10:00am on Zoom

Agenda Packet

Zoom link: <https://tinyurl.com/prer5uav>
(instructions for Zoom are on page 7)

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. 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.

Unless you are a board member, please do not utilize the group chat beyond the manner described above. Attempting to influence the board outside the community input portion of the meeting via the chat mechanism will not be tolerated. Board members are to use the chat only to handle logistical matters such as technical difficulties or needing to leave the meeting early.

Roll call

President: Nancy Frase
Vice-President Josabeth (Jo) Way
Secretary: VACANT
Treasurer: Dagmara (Mara) Rodriguez-Walters
At Large Member: Margie Palmer
At Large Member: Brandy Ryan
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.

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 March 5th, 2026, regular board meeting (see attachment “DRAFT March Minutes”)

Vote by voice: Motion to “approve the minutes from the March 5th, 2026, 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”)

- Red items will be addressed at this point in the meeting
- Blue items will be addressed later 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 due to a quorum having not been met in the March regular board meeting:

Action #1 on 3/5 via email: Board Member Palmer moved to appoint Mark Jamison to the SCRO Board of Directors; Board Member Way seconded the motion. An email vote resulted as follows: Yeas - Frase, Way, Rodriguez-Walters, Palmer; Nays – None. Motion passed 4-0.

Action #2 on 3/5 via email: Board Member Palmer moved to appoint Brandy Ryan to the SCRO Board of Directors; Board Member Way seconded the motion. An email vote resulted as follows: Yeas - Frase, Way, Rodriguez-Walters, Palmer; Nays – None. Motion passed 4-0.

Action #3 on 3/6 via email: Board Member Rodriguez-Walters moved to approve the minutes from the February 5th, 2026, regular board meeting as presented; Board Member Palmer seconded the motion. An email vote resulted as follows: Yeas -

Frase, Way, Rodriguez-Walters, Palmer, Jamison, Ryan; Nays – None. Motion passed 6-0.

Action #4 on 3/6 via email: Board Member Rodriguez-Walters moved to recruit and appoint three general members of SCRO to the nominating committee by April 2nd in preparation for the August 1st, 2026, annual meeting; Board Member Palmer seconded the motion. An email vote resulted as follows: Yeas - Frase, Way, Rodriguez-Walters, Palmer, Jamison, Ryan; Nays – None. Motion passed 6-0.

- Note: A few days after this vote was taken, Board Member Frase noticed that the bylaws require the nominating committee to be made up of three members.

Discussion: Review actions taken outside of a properly noticed board meeting due to tight deadlines:

Action #5 on 3/6 via email: Board Member Rodriguez-Walters moved to approve the document titled, “Protocol for Counting Votes in the 2026 SCRO Board Elections” dated 3/5/2026 as presented (see attachment titled the same); Board Member Palmer seconded the motion. An email vote resulted as follows: Yeas - Frase, Way, Rodriguez-Walters, Palmer, Jamison, Ryan; Nays – None. Motion passed 6-0.

Action #6 on 3/12 via email: Board Member Palmer moved to approve the expenditure of up to \$125.00 for an 8’ x 3’ banner for promotion and marketing; Board Member Way seconded the motion. An email vote resulted as follows: Yeas – Frase, Way, Rodriguez-Walters, Palmer, Ryan; Nays – None. Motion passed 5-0.

- Note: The final cost for the banner was \$49.83 (pd 3/17), well under budget.

Vote by voice: Motion to “ratify Actions #1-6 taken outside of a properly noticed board meeting as presented [with the following amendments...]”

Miscellaneous administrative matters

Corrections welcome: If anyone notices that the meeting chairperson has made a mistake (forgotten to take down the welcome screen, used the wrong wording in an announcement or a motion, forgotten to conduct a vote, skipped agenda items, etc.), please correct her in the moment (the mess is easier to clean up if the mistake is caught in the moment).

New SCRO FB group: “SCRO Board – Sangre de Cristo Ranch Owners, Inc”
(<https://www.facebook.com/profile.php?id=61585041940775>)

SCRO website: The website needs to be updated with details about social events and a link to the new SCRO FB page. Board Member Frase is planning to add that information to the website ASAP; however, if one of the board members would like to take over as webmaster, that would be most welcomed.

SCRO logo: How can we move forward on creating a logo?

Website down: SCRO’s website went down for two days (3/7-3/9) due to a payment issue. The issue was resolved and the website restored. To resolve the issue, a payment of

\$66.38 was made on 3/8 to GoDaddy (\$46.38 for a 2-yr domain fee and \$20 for a service fee).

Financial reports: Establish a minimum standard of periodic reporting of finances and memberships specific to board meetings, membership meetings, and website. Which parts, if any, of that information needs to be kept private (board members only, SCRO members only, general public)?

Board meeting schedule: Unless any board member wishes to challenge the current board meeting schedule (regular board meetings on the first Thursday of the month, work sessions on the third Thursday of the month only when absolutely necessary), that schedule will continue to stand.

May 2nd membership meeting: Any ideas on who would be an ideal guest speaker? Agenda item suggestions?

Board/officer vacancies

Discussion: Consider the resignation of Board Member Scott Cessac submitted on 3/5/2026, effective the same day (see resignation letter of Scott Cessac, attached)

- Excerpt: “Due to my significant increase in job responsibilities as I stepped into my new role at work 6 months ago, it has become evident that I simply do not have the time to put forth an effort to focus on items related to the SCRO board.”

Vote by roll call: Motion to “accept the resignation of Board Member Scott Cessac, submitted on 3/5/2025 and effective the same day.”

Discussion: Consider the resignation of Board Member Mark Jamison submitted on 3/7/2026, effective the same day (see resignation letter of Mark Jamison, attached)

- Excerpt: “As the administrator of the Sangre de Cristo Ranches (Community) Facebook group, I have a responsibility to maintain that platform as an independent space for communication, information sharing, and constructive dialogue among members of the broader community. Because the group serves a wide cross-section of landowners and residents, it is important that it remain clearly separate from the governance or direction of any particular organization. For that reason, I believe it is in the best interest of both SCRO and the Sangre de Cristo Ranches (Community) group that there not be any organizational entanglements between the two. Maintaining clear independence will help avoid potential conflicts of interest and prevent any confusion about representation, authority, or affiliation.”

Vote by roll call: Motion to “accept the resignation of Board Member Mark Jamison, submitted on 3/7/2025 and effective the same day.”

Discussion: Consider the appointment of an existing board member to office of secretary

Vote by roll call: Motion to “appoint Board Member [name] to the office of secretary of the Sangre de Cristo Ranch Owners, Inc. board of directors.”

Discussion: Consider ways through which the board can recruit new candidates to fill the two open seats.

Social calendar

This agenda item is in response to Board Member Way's action item #353.

Presentation: Board Member Way will give a presentation on the current social calendar (see attachments "SCRO Calendar 2026," "SCRO Board invites you to Walk or Run...", and "SCRO Signs Beautification Project 2026").

Discussion: Provide feedback on the updated social calendar.

- Great ideas have been coming in from board members, from general members, and from community members (thank you!)
- How can we recruit SCRO members to host/set-up/clean-up for these events?
- Does SCRO want to provide assistance for covering entry fees for the Founder's Day 5K?
[Founders Day 5k Color Run - 04/18/2026 - Race Information](#)
- Review details of the beautification project

August 1st annual meeting

This agenda item is in response to Board Member Frase's action items #136, #147, #293 & 294.

Review of updated timeline: (See attachment titled, "2026 Annual Meeting Timeline")

- Nominating committee needs to be established by 4/15 because board candidates need to be identified by 5/15 – how can the board recruit candidates? The board can appoint NC members via email, as needed. (Board Member Way's action item #351)
- It would be prudent for the board to schedule a work session in April to determine:
 - Exactly how the eligible voters list will be compiled
 - Which issues will be included on the ballot
 - Exactly how the election material will be disseminated
 - Exactly how votes will be collected and how votes will be validated
 - Exactly how the voting results will be compiled/verified/reported

Quorum at membership meetings

Discussion: Review of the proposed short-term solution for determining a quorum for membership meetings (see attachment titled, "Determining a Quorum...") led by Board Member Frase.

Vote by voice: Motion to "approve the proposed short-term solution for determining a quorum for membership meetings as described in the document titled, "Determining a Quorum," dated 4/1/2026 [with the following amendments...]"

Storage unit

This agenda item is related to Board Member Rodriguez-Walter's action item #328.

Discussion: The storage unit was emptied, the account closed, and the balance due of \$225 was paid on or around March 17th. Board Member Rodriguez-Walters is in possession of the paper records from the storage unit; she is continuing to sort those records. Board Member Way is in possession of the remaining contents of the storage unit and is looking for guidance on what might be done with those items. Her recommendation is as follows:

Keep:

- Flat Top griddle
- All Christmas decorations and tree (maybe we can donate them later to the Fort or the Legion, and possibly partner with them for events)
- One container full of stocking stuffers (give those away Christmas 2026)
- Food serving utensils (we can continue using them at events this year)
- A few papers that were inside the file cabinet

Dispose of:

- Container with old candles and some glassware + other old christmas stuff
 - Three banners (they're old, and the letters were glued on)
 - File cabinet (it's old and there is no key to lock it)
- Let me know if you have any questions or other suggestions.

Vote by voice: Motion to “keep or dispose of non-paper records from the storage unit per Board Member Way’s recommendation [with the following amendments...]”

Fact sheet

Since the March board meeting, a detailed “fact sheet” about SCRO has been created.

Discussion: What next steps need to be taken pertaining to this fact sheet?

Announcements

Next social event: Saturday, April 18th at 9am in San Luis - Founder’s Day! 5K Color Run (or walk)

Next regular board meeting: Thursday, May 7, 2026, at 8:30-10:00am on Zoom

Next board work session (April 21st???)

Next regular membership meeting: Saturday, May 2, 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.

Sangre de Cristo Ranch Owners, Inc.
Board of Directors Meetings
www.scrocommunity.org

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

SCRO BoD Regular Monthly Meeting: March 2026
Thursday, March 5, 2026, 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 [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 5th, 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 2nd at 8:30am on Zoom (not March 5th).

Adjourn [1:18:32]

The meeting was adjourned at 9:47am.

Action Items – last updated 4/1/26

Black items – on track

Blue items – will be addressed later in this meeting

Red items – status requested at this point in this meeting

Gray items – recently completed

Board Member Nancy Frase (President)

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

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

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

#40: 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: 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: 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: 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: 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: 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: 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: 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]

#136: Elections: Discuss electing/appointing members of the nomination committee; discuss electing more positions than just board members. [protocols]

#147: Elections: Vote on the process for electing/appointing members of the nomination committee and opening up election to more positions than just board members. [protocols]

#293: 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 & 2/5 board mtg]

#294: 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]

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

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

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

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

#319: 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]

COMPLETED: #322: 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]

#329: Delete or redirect old SCRO websites (including sangredecriso.org). [per request of Mara]

#330: Lead a discussion on how we might renovate the signs at the entrances of the subdivision and to ensure roads have appropriate name signs.

#331: Prepare a handout for a discussion on the types of information we want to disseminate, the audiences we want to disseminate to, and the mediums through which we can disseminate that information. [12/4 board mtg]

#332: Give a presentation and lead a discussion with the board on the types of information we want to disseminate, the audiences we want to disseminate to, and the mediums through which we can disseminate that information. [12/4 board mtg]

COMPLETED: #339: Move the Wix.com payments from Mike's personal credit card to the SCRO debit card [11/6 email from Mike]

#341: Include the topic of "scholarships to cover SCRO membership fees" to a meeting for a discussion. [per request of Jo]

#343: Add a link to the website for the community FB group [1/31 membership mtg]

#347: Bring to the board for discussion the possibility of conducting membership votes through the website [2/5 board mtg]

#350: Bring the topic of proxy votes to a board meeting for discussion, if processes for email voting do not address this topic [3/5 board mtg]

COMPLETED: #352: Capture the structure for the 2026 board election ballot/process in writing and bring to the board for a vote [3/5 board mtg]

Board Member Jo Way (Vice President)

COMPLETED: #325: Give a presentation to the board and lead the discussion concerning a revamped social activity calendar/strategy [2/5 board mtg]

#326: 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: 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]

#340: Recruit board candidates to fill vacancies [ongoing]

COMPLETED: #348: Begin setting up a FB profile for SCRO [3/5 board mtg]

#351: Recruit candidates for the nominating committee for appointment at the April board meeting [3/5 board mtg]

#353: Plan and facilitate SCRO's social events through the fall of 2026 [3/5 board mtg]

Board Member Mara Rodriguez-Walters (Treasurer)

[#32](#): 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]

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

[#323](#): 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. [11/20 work session]

[COMPLETED: #328](#): Obtain from Mike Powell the contact information for the owners of the storage unit facility [2/5 board mtg]

[#335](#): Prepare a handout for a discussion on the logistics specific to the member welcome packet (final version, audience, method of delivery, cost, etc.) [12/4 board mtg]

[#336](#): Give a presentation and lead a discussion on the logistics specific to the member welcome packet (final version, audience, method of delivery, cost, etc.) [12/4/board mtg]

[#346](#): With the assistance of Jo, gather missing contact information for members, first through searches of public records and, second, by contacting members using the contact information already in the database, and then determine which ballots can be sent electronically and which need to be sent via USPS. [2/5 board mtg]

Board Member Margie Palmer

[#334](#): Give a presentation and lead a discussion on the logistics specific to the newsletter (frequency, content, format, audience, etc.) [12/4 board mtg]

[#349](#): Explore how your HOA (in Florida) handles calculating a quorum in membership meetings [3/5 board mtg]

Board Member Brandy Ryan

None

Former Board Member Tina Squire

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

[#19](#): 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. (SCRO)
Protocol for Counting Votes in the 2026 SCRO Board Elections

Last updated 3/5/2026

There will be two board candidate-related questions on the ballot:

1. Select up to seven board candidates for membership on the board: Candidates will include everyone who has expressed interest in being on the board and whom the nominating committee has successfully vetted.
2. Select two candidates for president/vice-president of the board: Candidates will include everyone who has both 1) been included in the list of candidates for question #1, and 2) has expressed interest in being the president and/or vice-president of the board. The list of candidates in question #2 shall be a subset of the candidates listed in question #1.

Firstly, the votes for question #1 shall be counted. The successful candidates shall be the seven candidates who receive the highest number of votes. Write-ins shall not be considered. In the case of a tie for the seventh-ranking candidate, the remaining successful candidates shall select which of the tied candidates will fill the remaining open positions.

Secondly, the votes for question #2 shall be counted; any votes received by a presidential candidate who was not a successful candidate in question #1 shall not be counted. The new president shall be the candidate who receives the highest number of votes in question #2; the new vice-president shall be the candidate who receives the second highest number of votes in question #2. In the case of a tie, the new board will determine which of the two successful presidential candidates will be the president and which will be the vice-president.

The new board shall appoint the secretary and treasurer from among the remaining five successful board candidates.

March 5, 2026

Board of Directors - Sangre de Cristo Ranch Owners, Inc.,

Due to my significant increase in job responsibilities as I stepped into my new role at work 6 months ago, it has become evident that I simply do not have the time to put forth an effort to focus on items related to the SCRO board.

Effective immediately, I am resigning my position as a board member at large of Sangre de Cristo Ranch Owners, Inc. Wishing you all the best and hope to see you at future events!

Thank you,

A handwritten signature in blue ink, appearing to read 'Scott Cessac', with a stylized, cursive flourish at the end.

Scott Cessac



SCRO
calendar

2026

January 2027

Have a wonderful New Year!

February 2027

Let's reconnect with a Soup Night.
Wednesday 2/10 at 5:00 pm -
Centennial High School in San
Luis.

March 2027

Wednesday 3/17 - New owner
welcome mixer! **Dinner (Dutch)** at
5:00 pm. Lu's on Main St. in
Blanca.

April 2026

Founder's Day! 5k Color Run
(or walk) Town of San Luis.
Saturday 4/18 at 9:00 am.
**SCRO to have a table and
provide water bottles.**

May 2026

Saturday 5/2 from 10:00 am to
12:30 pm - Quarterly Meeting
via Zoom

June 2026

Beautification Day!
Saturday 6/13 at 9:00 am - Veteran's
Park. Meet to work with a team
captain and repair the 5 SDCR signs.
SCRO board to provide lunch.

July 2026

4th of July Celebration!
Saturday 7/4 at 4:00 pm - Town of
San Luis. **SCRO to hand out cold
water bottles and soda cans.**

August 2026

SCRO Annual Membership
Meeting on Saturday 8/1 from
3:00-6:00 pm - Veteran's Park.
Lunch provided.

September 2026

Skills Share Day on Saturday 9/12
at 10:00 am - Fort Garland/Blanca
Community Center.
Refreshments provided.

October 2026

Halloween Fest! Saturday 10/31 at
5:00 pm. Event sponsored by Spin
Drift Boards - **SCRO to have a
table/candy / Meet & Greet.**

November 2026

Thank a Veteran! Veterans, stop
by and have a **donut and some
coffee with us.** Saturday 11/7 at
9:00 am - Veteran's Park.

December 2026

Toy Drive Partnership with the Fort
Garland Museum. Saturday 12/12
at 10:00 am. **SCRO to also have
a hot cocoa booth.**

**The Sangre de Cristo Ranch Owners, Inc.
(SCRO) Board invites you
to Walk or Run & Connect**

Join us for the Founder's Day 5K Color Run in the Town of San Luis. We invite our Sangre de Cristo Ranches neighbors to sign up and be part of the event.

Sign up here:

<https://www.raceentry.com/races/founders-day-5k-color-run/2026/register>

Look for some of the SCRO Board members along the route! We'll be walking and cheering everyone on. *Hint: Wear old light-colored clothing - color is involved!*

**Saturday, April 18th, 2026
9:00 AM**



Mara Rodriguez-Walters, Treasurer



Josabeth Way, Vice President

SCRO Signs Beautification Project 2026

Goal:

Beautify and improve SCRO signs throughout the subdivision to increase curb appeal and community pride.

Project Plan (2 Phases):

Phase 1 – Sign Creation/Prep Day

- Board members + a small group of volunteers
- Meet at a board member's home
- Build/paint/repair/prepare signs for installation

Phase 2 – Community Installation Day

- Larger volunteer event at Veterans Park
- Assign teams and duties to install signs throughout the subdivision

Next Steps:

- Over the next couple of weeks, I will measure each sign to better define the project scope and needs.

Cost & Materials:

- This is an initial outline only; a more detailed estimate will follow once measurements are completed.

Board Decision Needed:

- Will SCRO fund the materials, or do we want to involve community members who can donate materials and/or provide volunteer skilled labor? Or do we want to try and partner with an entity in the community?

Sign 1 = Hwy 160 & Beekman Rd

(next to Forbes Park gated community) - **The Sign is Missing**



Scope of Work + Materials

The posts are stable but need finishing work and ground treatment:

- Build the sign using 1 sheet of Plywood (both sides)
- Paint it brown + white letters + clear sealant
- Add metal hooks or hardware to stabilize the sign on the posts
- Clear weeds from the bottom area
- Lay down weed-blocking fabric and decorative rock
- Include a blue “Neighborhood Watch – Call the Sheriff” sign (needs 1 T-post)

Estimated Materials Needed & Approximate Costs

Will need lumber, paint, and mounting hardware (hooks/screws).

- Lumber (basic boards for sign backing/frame): \$15–\$40+ (will need to get from big box store as sometimes supplies are limited in the SLV)
- White exterior paint (1 quart): \$15–\$30+
- Paint supplies (brushes, rollers, painter’s tape): \$10–\$20+
- Metal hooks/hardware (screws, brackets, anchors): \$10–\$30+ (depending on quality)
- Fabric \$100 if we buy a large roll
- Decorative Rock \$150 - we can haul it on a trailer from Alamosa
- Blue Sheriff sign + T-Post \$45

Sign 2 = Beekman & Indian Creek Rd

(Inside the Ranches where you can travel East/West and South up to Platten Road)



Scope of Work + Materials

The sign is stable but needs finishing work and ground treatment:

- Clear weeds from the bottom area
- Lay down weed-blocking fabric and decorative rock

Estimated Materials Needed & Approximate Costs

Will need lumber, paint, and mounting hardware (hooks/screws).

- Fabric \$100 if we buy a large roll
- Decorative Rock \$150 - we can haul it on a trailer from Alamosa to avoid delivery fees

Sign 3 = Hwy 160 and Trinchera Ranch Road
(The West Entrance by Trinchera Creek) - **This sign needs to be replaced as it is the odd one of the bunch**



Scope of Work + Materials

The sign is not stable and needs to be completely replaced:

- Use 2x4 to rebuild the sign + concrete to set in the ground - ADD the Covenant Protected Community section
- Build the sign using plywood materials
- Paint it white and add lettering
- Add metal hooks or hardware to stabilize the sign on the posts
- Clear weeds from the bottom area
- Lay down weed-blocking fabric and decorative rock
- Include a blue "Neighborhood Watch – Call the Sheriff" sign (needs 1 T-post)

Estimated Materials Needed & Approximate Costs

- Lumber (basic boards for sign backing/frame): \$100+) Need the posts + concrete
- White exterior paint (1 quart): \$15-\$30+
- Paint supplies (brushes, rollers, painter's tape): \$10-\$20+
- Metal hooks/hardware (screws, brackets, anchors): \$10-\$30+ (depending on quality)
- Fabric \$100 if we buy a large roll
- Decorative Rock \$150 - we can haul it on a trailer from Alamosa
- Blue Sheriff sign + T-Post \$45

Sign 4 = Hwy 159 at Ice Hours Rd & CR HH
(Near Veteran's Memorial Park) - **This sign has been vandalized**



Scope of Work + Materials

The frame is stable but needs finishing work and ground treatment:

- Build the sign using wood materials + add the Covenant Protected Community section
- Paint it white - paint the sign/back brown
- Add metal hooks or hardware to stabilize the sign on the posts
- Clear weeds from the bottom area
- Lay down weed-blocking fabric and decorative rock
- Include a blue "Neighborhood Watch - Call the Sheriff" sign (needs 1 T-post)

Estimated Materials Needed & Approximate Costs

- Lumber (basic boards for sign backing/frame): \$15-\$40+
- White exterior paint (1 quart): \$15-\$30+
- Brown exterior paint (1 quart) \$15-\$30
- Paint supplies (brushes, rollers, painter's tape): \$10-\$20+
- Metal hooks/hardware (screws, brackets, anchors): \$10-\$30+ (depending on quality)
- Fabric \$100 if we buy a large roll
- Decorative Rock \$150 - we can haul it on a trailer from Alamosa
- Blue Sheriff sign + T-Post \$45

Sign 5 = County Lane 6 / Juarez
(Main access is from Camino Tio Irving)



Scope of Work + Materials

The sign and fencing need to be replaced and ground treatment:

- Build the sign and fence using wood materials
- Replace all the fencing
- Paint it white and add lettering
- Add metal hooks or hardware to stabilize the sign on the posts
- Clear weeds from the bottom area
- Lay down weed-blocking fabric and decorative rock
- Include a blue “Neighborhood Watch – Call the Sheriff” sign (needs 1 T-post)

Estimated Materials Needed & Approximate Costs

- Lumber (basic boards for sign backing/frame): \$100+
- Fencing \$250 + concrete
- White exterior paint (1 quart): \$15–\$30+
- Paint supplies (brushes, rollers, painter’s tape): \$10–\$20+
- Metal hooks/hardware (screws, brackets, anchors): \$10–\$30+ (depending on quality)
- Fabric \$100 if we buy a large roll
- Decorative Rock \$150 - we can haul it on a trailer from Alamosa
- Blue Sheriff sign + T-Post \$45

2026 Annual Meeting Timeline

Updated 4/1/2026

Early April – During or shortly after the April board meeting, the board appoints NC members (does the board select the chair, or does the NC select their own chair?)

4/15/26 to 5/15/26 – NC recruits/vets election candidates and gathers bios

4/21/26 – During the April work session, non-election issues are identified, and the board determines exactly how election material will be disseminated, how votes will be collected, how votes will be validated, and how the voting results will be compiled/verified/reported.

4/22/26 – 4/29/26 – Near-final drafts of material related to non-election issue (exact ballot wording, pros/cons fact sheets) are prepared.

5/1/26 – Near-final drafts are distributed to the board for review ahead of the May board meeting.

5/7/26 – During the May board meeting, near-final drafts are presented to the board for discussion and tentative approval.

5/8/26 to 5/27/26 – Compile ballot, fact sheets for non-election issues, and election candidate bios into camera-ready documents

5/29/26 – Camera-ready documents and the list of eligible voters are distributed to the board for review ahead of the June board meeting

6/4/26 – During the June board meeting, the camera-ready drafts of the non-election issues materials are approved (or approved with amendments); final list of eligible voters is approved

6/12/26 to 6/18/26 – Get ballots/bios printed (fact sheets will be published digitally only); print mailing labels

6/19/26 to 6/21/26 – Drop ballots/bios in USPS mail; Ballots/bios and fact sheets published on website

6/22/26 to 7/1/26 – Ballots/bios enroute to members via USPS

6/26/26 to 6/28/26 – Ballots/bios emailed to members

7/2/26 to 7/29/26 – Members return their ballots via USPS or email (ballots must be received by 11:59pm on 7/29)

7/30/26 to 7/31/26 – Final voting results are compiled and certified (by whom?)

8/1/26 – Election results are announced during the annual meeting

Sangre de Cristo Ranch Owners, Inc. (SCRO)
Determining a Quorum for Membership Meetings
Updated 4/1/2025

Given the mismatch of “votes” and “members” in the bylaws, it is unclear how a quorum ought to be calculated for a membership meeting. Also, the bylaws do not address how a quorum is calculated for votes conducted through USPS mail or electronic means such as email or a website interface. This document describes a more conservative approach for calculating these quorums that would provide greater protection in the event of a legal challenge. This document serves as a guide for interpreting SCRO’s governing documents in this matter in the short term until amendments to the bylaws and/or the articles of incorporation can be approved by the membership.

- Article I, Section 5 of the bylaws states, “The term OWNER shall mean the person(s), whether natural or artificial (Juristic), who has equitable interest in lot(s)/parcel(s) in the Sangre de Cristo Ranches. Examples of artificial persons may include corporations, LLCs, LLPs, estates and the like.
- Article I, Section 6 of the bylaws states, “The term MEMBER shall mean an owner as described in Article 1 Section 5 whose dues to SCRO are paid up to date.”
- Article II, Section 1 of the bylaws states, “Each lot(s)/parcel(s) owner (as defined in Article 1, Sec 5) shall be eligible to become a voting member of SCRO upon receipt of currently established dues.
- Article III, Section 1 of the bylaws states, “At any meeting of the membership called and held pursuant to the provision of the bylaws, the rule of one (1) vote per lot(s)/parcels(s) owner prevails.
- Article IV, Section 3 of the bylaws states, “The presence at any special meeting, including the Annual Meeting of six (6) non-Board MEMBERS and a quorum of the Board shall constitute a quorum for that meeting. Board members may appear utilizing on-line means, telephone conference calling or other digital means as may be practicable to meet the circumstances and purposes at hand.
- The articles of incorporation state that property owners have one vote per lot owned, up to five lots/votes.
- Nowhere is it indicated if members must pay a membership fee for each of those votes/lots (e.g., \$25 per lot) or if a single payment of \$25 covers all five lots.

There are two parts to the formula for determining a quorum for a membership meeting; both requirements must be met. One part pertains to the number of board members present; the other part pertains to the number of general members present.

- At least four board members must be present in the meeting
- At least six “members” must be present in the meeting. This could be interpreted as:
 - Six individual humans from three families/households (2 humans per household)
 - Six households – but would the households that include a board member and a general member count towards the six general members since they have already been counted towards the four board members?
 - Six memberships from two owners (3 lots per owner) – again, would the memberships owned by board members be counted toward the six general members?

Determining who is a “member” of SCRO

If multiple people co-own a lot, they are collectively considered to be a single “owner.”

The “owner” of each lot may purchase one SCRO membership per lot; owners of multiple lots may purchase memberships for each of their lots up to a maximum of five lots/membership (so, \$25 x 5 lots = \$125).

An owner may cast one vote per membership purchased.

Determining a quorum for a membership meeting

For the part of the quorum pertaining to board members, four board members must be present.

For the part of the quorum pertaining to general members, six unique members (not memberships/votes) must be present; those members are counted even if a board member is a co-owner of a given lot. Thus, if four members (e.g., households or corporations) have purchased six memberships collectively (2 owners purchased 1 membership each, 2 owners purchased 2 memberships each), the number of members counted for the quorum would be four. However, when the vote is conducted, each membership (rather than member) may cast a vote.

Determining a quorum for membership vote conducted via USPS or digital means such as email or a website interface, as would be the case for the ballot for the 2026 annual meeting

For the part of the quorum pertaining to board members, four board members must cast a vote.

For the part of the quorum pertaining to general members, six unique members (not memberships/votes) must cast a vote; those members are counted even if a board member is a co-owner of a given lot. Thus, if four members (e.g., households or corporations) have purchased six memberships collectively (2 owners purchased 1 membership each, 2 owners purchased 2 memberships each), the number of members counted for the quorum would be four. However, when the vote is conducted, each membership (rather than member) may cast a vote.

When scheduling such a vote, the board must set an eligibility date ahead of when the ballot is first distributed. All members/memberships who are current as of that eligibility date are eligible to participate in the vote. Members who join after that date cannot participate in the vote.

Votes conducted in this manner cannot be combined with votes conducted via a voice or role-call vote during a meeting. A vote must be conducted either exclusively in a meeting or exclusively via USPS/email/website.