

Sangre de Cristo Ranch Owners, Inc.  
Board of Directors Meetings  
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[Zoom link](#)  
Zoom meeting ID: 834 9260 1289  
Zoom passcode: 543203

**SCRO BoD Regular Monthly Meeting: February 2026**  
**Thursday, February 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 [0:50]**

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

**Roll Call [2:10]**

President: Nancy Frase - PRESENT  
Vice-President: Jo Way – PRESENT  
Secretary: VACANT  
Treasurer: Mara Rodriguez-Walters – PRESENT  
At-Large Member: Scott Cessac – PRESENT  
At-Large Member: Margie Palmer – ABSENT (gave advanced notice of planned tardiness but then was unable to attend)  
At-Large Member: VACANT

Four of five members were present at 8:33am; a quorum was established.

**Review of Agenda [3:09]**

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

**Community Input [3:22]**

Tracy Smith (SCRO member and owner of property within the Sangre de Cristo Ranches subdivision) spoke on behalf of his mother (co-owner of the Ranches property) and himself. They currently reside in Louisiana. They are interested in the current disposition of the common areas that he believes may have been previously owned by SCRO (or whatever organization was the successor to the subdivision developer, Sangre de Cristo Ranches, Inc.); he has concerns about what has happened historically with the various related deeds. He and his mother also have an interest in what is happening with access to cistern water and with Trinchera Ranch's potential timber operation and watershed management that may impact the Ranch's lake.

### **Review of meeting minutes [6:41]**

The board considered requests for modifications to the minutes from the November 6<sup>th</sup>, 2025, regular board meeting; no requests were heard.

Board Member Way moved to approve the minutes from the November 6<sup>th</sup>, 2025, regular board meeting as presented; Board Member Rodriguez-Walters seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

The board considered requests for modifications to the minutes from the December 4<sup>th</sup>, 2025, regular board meeting; no requests were heard.

Board Member Cessac moved to approve the minutes from the December 4<sup>th</sup>, 2025, regular board meeting as presented; Board Member Rodriguez-Walters seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

It was noted that no board meeting was held in January.

### **Review of outstanding action items [8:49]**

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

- AI #340: Board Member Way reported that SCRO member Tracy Smith has expressed interest in being a board candidate; she is working on recruiting additional candidates.
- AI #324: This action item was assigned to former Board Member Powell. Board Member Way accepted responsibility for this action item.
- AI #325: This action item was assigned to former Board Member Powell. Board Member Way accepted responsibility for this action item.
- AI #328 (misnumbered as #327 in the agenda): This action item was assigned to former Board Member Powell. Board Member Rodriguez-Walters accepted responsibility for this action item.
- AI #339: This action item was transferred from Board Member Rodriguez-Walters to Board Member Frase. Since Board Member Frase has the login for the website host, she will obtain the debit card information from Board Member Rodriguez-Walters and get the automatic payments for the website switched to SCRO's debit card.
- Board Member Cessac accepted a new action item (#344) to look over existing action items to determine which ones he could take responsibility for (since he currently doesn't have any action items assigned to him).

### **Ratification of actions taken outside of a properly noticed board meeting [13:16]**

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

### **Miscellaneous administrative matters [13:33]**

Board meeting schedule: This was tabled until later in the meeting so that Board Member Palmer could participate in the discussion once she joins the meeting.

Fiesta de Santiago y Santa Ana in San Luis, July 23-26, 2025: Board Member Way announced that she is a newly-appointed member of the fiesta's planning committee. She noted that the committee wants to make this year's event extra special because this year is the 250<sup>th</sup> birthday of the United States, the 150<sup>th</sup> birthday of the State of Colorado, and the 175<sup>th</sup> birthday of San Luis. Since Board Member Way is already taking responsibility for SCRO's future social events, she will fold SCRO's possible involvement in the fiesta into the action item related to SCRO's social events planning.

### **Insurance [15:52]**

Directors and officers (D&O) policy: Board Member Way moved to authorize payment for the renewal of the D&O policy for at least another year; Board Member Rodriguez-Walters seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed. Board Member Rodriguez-Walters accepted an action item (#345) to send a payment within the next week or so for the renewal of this policy

Fidelity bond: Board Member Way moved to refrain from renewing the fidelity bond policy; Board Member Cessac seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed. A renewal payment will NOT be submitted, which will allow the policy to expire.

General/public liability: SCRO does not currently have this type of insurance, but the general consensus of the board is that this coverage is likely essential if/when SCRO sponsors events, including the annual meeting in August 2026. As part of action item #313, Board Member Frase will obtain at least one quote for this coverage; she will explore if SCRO would be able to get coverage per event rather than ongoing coverage.

### **Board member/officer resignations [25:03]**

Board Member Way moved to accept the resignation of Board Member and Secretary Mike Powell, effective January 31, 2026; Board Member Rodriguez-Walters seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

Board Member Rodriguez-Walters moved to accept the resignation of Board Member Steve Navratil, effective January 10, 2026; Board Member Cessac seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

The agenda called for an appointment of a new secretary; the meeting chair inadvertently skipped that action.

## **2026 Annual Election [26:55]**

The board discussed the logistics of the upcoming annual election and of membership votes in general. In reviewing the timeline associated with the upcoming annual election, the board members agreed that the time allowed for ballots to be returned needs to be increased from two weeks to a month. Also, we need to allow time to determine which members are willing to receive their ballot via email and which members will require a paper ballot sent through USPS.

Board Members Way and Rodriguez-Walters accepted an action item (#346) to 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 to then determine which ballots can be sent electronically and which need to be sent via USPS.

The board expressed a preference to allow ballots to be returned through either email (which would require the email to be sent from the email address on record) or USPS (which would require a signature of at least one member of the associated household). In the future, it would be nice to have a third option of voting via SCRO's website; as of now, that is not a viable option. Board Member Frase accepted an action item (#347) to bring the idea of voting through the website back to the board discussion at a later date.

The entire ballot packet (the ballot form, facts sheets about relevant issues, and candidate biographies) would not need to be sent out via USPS or published on social media. Only the ballot itself (likely one page) would be sent to individual members. Then, the entire packet could be published on SCRO's website and members could download the packet at will. Any notification about the election, whether on social media, emailed or mailed, could be limited to a brief description of the ballot packet and a link to the digital packet.

## **Dissemination of information to members [52:20]**

Board Member Frase led a discussion on the venues available for the dissemination of various types of information to the community and to SCRO members; this presentation included a review of matrix (venues on one axis, types of data on the other axis). The board requested that Board Member Frase send the matrix to all the board members so they can review and fill out the matrix at their leisure. Then, Board Member Frase can compile that data to determine how the various types of information should be disseminated.

## **Newsletter proposal [56:16]**

Board Member Palmer was slated to lead the discussion on this matter; however, she was unable to join the meeting. Thus, this issue will be postponed to a later board meeting.

## **Board meeting schedule [56:16]**

This matter was tabled during the early portion of the board meeting to allow time for Board Member Palmer to join the meeting; however, she was unable to join. The board held the discussion without Board Member Palmer.

The board members expressed a desire to keep the regular board meetings on the first Thursday mornings of the month, and to hold work sessions on the third Thursday mornings of the month ONLY when truly necessary. If emergent issues arise, those matters could be handled via email; however, in order to maintain transparency, that option should only be exercised when unavoidable and will always be followed up with a ratification vote at the next board meeting.

**Announcements [1:02:36]**

Board Member Frase called attention to the announcements contained in the agenda. However, the work session scheduled for February 19<sup>th</sup> will be cancelled.

**Adjourn [1:03:08]**

The meeting was adjourned at 9:32am.

DRAFT