

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: September 2025
Thursday, September 4, 8:30-10:00am on Zoom**

Agenda Packet

*Zoom link: <https://tinyurl.com/prer5uav>
(instructions for Zoom are on page 12)*

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. Today's agenda is extremely lengthy. Community members and board members, please keep your comments as focused and brief as possible.

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: Tina Squire
At Large Member: Josabeth Way

Four board members are required for a quorum

Review of agenda

Discussion: Consider requests for modifications to the agenda

Vote by voice: Motion to “approve the agenda as presented [with the following amendments...]”

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. Your 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 comment 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 August 7th, 2025, regular board meeting. (See attachment “DRAFT Minutes”)

Vote by voice: Motion to “approve the minutes from the August 7th, 2025, regular board meeting as presented [with the following amendments...]”

Review of outstanding action items

Discussion: Review the status of outstanding action items

Board Member Frase

From the 8/7 regular board meeting: Bring SCRO’s periodic filing with the Secretary of State up to date.

Completed 8/17

From the 8/7 regular board meeting: Produce a resolution memorializing the board’s decision to designate Board Members Squire and Way as signatories.

Completed 9/1 (See attachment “Resolution”)

From the 8/7 regular board meeting: Immediately hire a water rights attorney on behalf of SCRO.

Completed 8/12

From the 8/7 regular board meeting: Liaison with the water rights attorney on behalf of SCRO.

Ongoing

From 8/7 regular board meeting: Bring the website up to date and give it a more professional appearance.

Completed 8/27

Board Member Way

From the 8/7 regular board meeting: Lead the effort to find at least two more qualified board member candidates for consideration at September's board meeting.

Will be completed during today's board meeting

From the 8/7 regular board meeting: Prepare a presentation on developing social connection within the Ranches community for consideration at the October board meeting

Planned for October board meeting

From the 8/7 regular board meeting: Prepare a presentation on local economic development and growth for consideration at the October board meeting

Planned for October board meeting

Board Member Powell

From the 8/7 regular board meeting: Prepare a proposed events calendar for consideration at the September board meeting.

Presentation to be given at today's board meeting

Board Member Squire

From the 8/7 regular board meeting: Ensure SCRO's tax filings are up to date.

Open

From the 8/7 regular board meeting: Lead the effort to get the bank account signatories changed (dependent upon receiving Resolution from Board Member Frase).

Open

From the 8/7 regular board meeting: Explore how membership meetings could be hosted in a hybrid format (Zoom and in-person simultaneously) for consideration at the September board meeting.

Has been postponed until the October board meeting

From the 8/7 regular board meeting: Prepare a presentation on the common land within the Ranches currently owned by Costilla County to be presented at the September board meeting.

Has been postponed until the October board meeting

Board Member Navratil

From the 8/7 regular board meeting: Prepare a communication plan for presentation at the September board meeting.

Preliminary plan to be presented at today's board meeting

From the 8/7 regular board meeting: Prepare a proposal concerning wildfire mitigation for presentation to the board.

Presentation to be given at today's board meeting

Ratification of actions taken outside of a properly noticed board meeting

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

Action #1 on 8/18: The board voted to approve and post to the website the following policy regarding membership dues:

- Full-year memberships run from the “call to order” of a given annual membership meeting to the adjournment of the annual membership meeting held one year later. Thus, members have full voting rights during the annual membership meeting if they have an active membership from the concluding year OR for the upcoming year.
- Membership dues shall be prorated as follows:
 - 100% through the adjournment of the regular first quarter membership meeting in late October or early November
 - 75% through the adjournment of the regular second quarter membership meeting in late January or early February
 - 50% through the adjournment of the regular third quarter membership meeting in late April or early May
 - 25% through the adjournment of the annual membership meeting in August (i.e., if a member wanted to vote during the annual meeting but not join for the upcoming year)

Action #2 on 8/22: The board voted to display the following purpose statement on SCRO's website; the board is open to displaying a different purpose statement if desired by the membership:

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

Action #3 on 8/25: The board voted to authorize the expenditure of \$127.50 to print marketing flyers for distribution at Pettigrew's community potluck on Sep 6th at noon.

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

Board vacancies

Presentation by Board Member Way: Brief introduction of board member candidates (30-60 seconds per candidate; see attachment “Board Candidates Biographies”)

Eric Averett
John J. Baich
Jeff Hidek

Scott Cessac
Kevin Lawson, Sr.
Margie Palmer

Discussion: Qualifications and suitability of candidates, and determine preferred candidates (each board member will be asked to identify their two top choices)

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

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

Review of Related Action Items

Miscellaneous administrative matters

Note: The Facebook group that was open only to board members has been shut down.

Note: Board Member Powell, as secretary, has accepted responsibility for regularly checking the post office box and distributing the mail as appropriate

Discussion: Consider acquiring a debit card attached to SCRO’s bank account

Discussion: SCRO currently has two governing documents. They are our articles of incorporation and our bylaws. Any amendments to those documents require a vote of the membership. Sometimes, organizations utilize a set of protocols to capture how business is conducted; those protocols would capture details that could be amended by the board or by individual officers. We don’t have any protocols, so those details often get lost as members and officers come and go. Consider establishing such protocols.

Discussion: Consider how we can encourage members to gather in small groups for the November 1st membership meeting (potlucks?)

Discussion: Consider options for the guest speaker at the November 1st membership meeting.

Discussion: Consider a viable method for establishing a budget.

Discussion: For board meetings, consider the ideal timeline for submitting reports for inclusion in the agenda, for publishing the agenda, and publishing the draft minutes.

Discussion: Consider scheduling a regular time (maybe the 2nd and 4th Thursday mornings?) for work sessions and/or executive sessions, to be cancelled if not needed.

Review of Related Action Items

Activity calendar

Background: In support of its purpose to build a sense of community, SCRO hosts a number of community events each year. These events are open to anyone who has a vested interest in the Ranches and the surrounding community.

Discussion led by Board Member Powell: Consider approving the proposed activity calendar or some variation thereof. (See attachment “2025-2026 Activity Calendar”)

Vote by voice: Motion to “approve the proposed activity calendar as presented [with these amendments....].”

Review of Related Action Items

Contents of storage unit

Background: SCRO has been storing supplies and hardcopy historical records in a local storage unit. These records may be helpful in addressing the water rights issue. Also, the paper records are at risk of being destroyed by environmental factors. The records need to be scanned and stored digitally. Finally, the remaining contents of the storage unit need to be evaluated to determine if they are worth the cost of storage.

Discussion: Consider establishing a historical records committee. The proposed committee would:

- Sort and scan all paper records in the storage unit
- Forward any records related to water rights to the board
- Index those scanned records for ease of retrieval
- Establish a system for the digital storage of and indexing of future records
- Facilitate making those scanned records available to the public
- Determine which paper records should be retained for posterity’s sake
- Design a storage system for the paper records to ensure they remain in good condition
- Sort through the remaining contents of the storage unit to determine if they are worth the cost of storage
- Recommend “next steps” to the board, if any

How many people would be on the committee? What would the application process look like? Would we assign a board member as a liaison? Would that liaison be a voting or non-voting member of the committee? Would the committee chair need to be a non-board member? Would the committee meetings need to be publicly notified? Would committee members have to be SCRO members?

Vote by voice: Motion to “establish a historical records committee with ____ members and with _____ as the [voting/non-voting] committee liaison.”

Review of Related Action Items

Memberships

Background: The bylaws provide a process for increasing membership dues. Otherwise, it is silent about the administration of the membership dues.

The 1993 restated articles of incorporation state the following regarding membership:

“Membership is SANGRE DE CRISTO RANCH OWNERS, INC., shall be limited solely to persons, including firms, corporations, partnerships and other legal entities recognized by Colorado law, acquiring or owning legal or equitable title to any lot or lots within the subdivision known as Sangre de Cristo ranches...Each lot shall have one (1) membership, regardless of the ownership of the lot, except that no person,

corporation, partnership or other legal entity shall be entitled to more than five (5) memberships. Each membership shall be entitled to one(1) vote.”

Yet, the bylaws currently state:

“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)/parcel(s) owner prevails.”

The historical pattern of SCRO leadership has been to simply not mention that some property owners may be entitled to more than one membership. Thus, the articles of incorporation conflict with the bylaws as well as with what happens in practice. There is a need for more detail to be memorialized in the governing documents concerning the administration of dues and plural memberships.

Discussion: Consider establishing a membership protocols committee. The proposed committee would recommend to the board “next steps” regarding:

- How to handle plural memberships
- When membership terms begin and end
- How and when the amount of the dues is established
- How dues are to be prorated across the year
- In which cases would a refund of dues be given
- What information needs to be gathered in a membership application
- How and how often is the accuracy of member data confirmed
- If a member sells their property, do they lose their voting rights for the remainder of the year

Next steps may include the creation of a protocols document (that could be later modified by the board), as well as amendments to the bylaws and/or the articles of incorporation. Any proposed amendments would be considered for approval first by the board, then by the membership.

How many people would be on the committee? What would the application process look like? Would we assign a board member as a liaison? Would that liaison be a voting or non-voting member of the committee? Would the committee chair need to be a non-board member? Would the committee meetings need to be publicly notified? Would committee members have to be SCRO members?

Vote by voice: Motion to “establish a membership protocols committee with ____ members and with _____ as the [voting/non-voting] committee liaison.”

Review of Related Action Items

Membership votes

Background: SCRO’s bylaws do not give any guidance on how to conduct membership votes. Historically, this has sometimes translated into little to no information about a vote being sent out to the membership ahead of the vote. Sometimes no notice was given about a vote, especially when members called for a vote from the floor. In such cases, people who were unable to attend the membership meetings did not have the opportunity to vote or to even submit public comment.

Discussion: Consider the following questions in relation to membership votes:

- How do we capture fair and balanced information (pros and cons) about a membership vote? Do we need to create a fact sheet for each voting issue?
- How do we distribute that “fact sheet” information to the membership? Do we have email addresses for all of the members?
- How can members submit absentee ballots? How do we collect, manage, and count those ballots?
- How do we collect votes in the Zoom environment? Show of hands? Chats? Roll call?
- How do we merge the results from absentee ballots with results collected through Zoom and through in-person votes? How do we make sure we only have one vote per membership? Do we need to set the expectation that the results won’t be announced until a number of days after the membership meeting?
- How much lead time do we need for a membership vote?

This seems to be too complex to address in our regular board meeting. Do we need to set up a work session or can a board member prepare a proposal? Or, do we need to establish a member committee to figure this out? Can we have the process ready in time for the Nov 1st membership meeting? If not, should we not conduct any voting at that meeting?

Vote by voice: Motion to “???”

Review of Related Action Items

Limit on number of non-local owners on the board

Background: Historically, the board of directors has been mostly made up of individuals who live in the Ranches or within about an hour of the Ranches. This has left non-local owners, especially those living outside of Colorado, largely without representation on the board for the past four decades.

Recently, board meetings have recently been moved to a virtual format with public access. This will allow non-local owners to have a greater presence on the board. In fact, the current president lives in northern Colorado, four hours away from the Ranches. Opening up the board to non-local owners will encourage greater involvement, greater influence, and greater access to professional skills and knowledge. It also lightens the load of the handful of local owners who are willing to be on the board.

On the other hand, this development has created a concern that the local resident owners may lose their voice in matters that impact them every day in a very personal way. Decisions made by the board impacts local owners disproportionately. Thus, it has been proposed that a limit be placed on the number of non-local owners on the board at any one time.

Discussion: Consider referring this matter to the membership for a vote.

Vote by voice: Motion to “refer to the membership a bylaws amendment that places a limit of ____ non-local members on the board at any one time.”

Review of Related Action Items

Water access

Background: Water access for refilling cisterns has been shut off, first by Sangre de Cristo Water Services, then more recently by the Fort Garland Water and Sanitation District. This has local residents – within the Ranches and outside of the Ranches – scrambling to find reliable and affordable sources of bulk water. Tensions between governmental agencies and the public have increased. Multiple residents have stepped into leadership roles to find and implement solutions. This has created a disjointed approach to finding solutions.

Presentation by Board Member Frase: Proposal related to the possibility of SCRO taking on the role of an information clearinghouse and a facilitator/mediator to ensure effective collaboration among the various entities and grassroots effort and entities within the community. (See attachment “Proposal: SCRO-Led Facilitation...”)

Discussion: Consider approving the SCRO-Led Facilitation proposal, or a variation thereof.

Vote by voice: Motion to “approve the SCRO-Led Facilitation proposal as presented [with the following amendments...].”

Review of Related Action Items

Executive Session: Water rights attorney

Background: In response to the water access crisis, SCRO retained a water rights attorney on August 12th. The attorney has submitted a recommendation of “next steps” to SCRO. The board members will discuss this recommendation in an executive session.

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 voice: Motion to “???”

Review of Related Action Items

Building permits

Background: SCRO has been receiving an increasing number of reports of Costilla County Planning and Zoning not approving building permits when there seems to be a legal obligation to do so.

Discussion: Consider launching an investigation into this matter to determine if there is inappropriate action being taken by the county, or if this is simply a matter of applicants not meeting requirements. If the former, then consider how we might advocate on behalf of community members. If the latter, then consider how educational efforts might improve outcomes.

Vote by voice: Motion to “launch an investigation by the board into the perception that Costilla County Planning and Zoning is inappropriately withholding approvals for building permits.”

Review of Related Action Items

Local business ads on the website

Background: In an effort to make SCRO's website more useful, we have considered listing local businesses on the website. In general, the board is inclined to support this idea. However, questions have been raised about whether it would be legal, given our nonprofit status, to charge for those listings. The alternative is to list businesses for no charge, or not at all.

Discussion: Consider 1) including local business ads on SCRO's website and 2) charging for placement of those ads. This may first require a professional consultation. (See attachment "Proposal: Local Business Ads...")

Vote by voice: Motion to "???"

Review of Related Action Items

Communication strategy

Background: SCRO does not currently have an effective way of communicating information and engaging in transparent and civil discussions. Communication via private emails limits transparency and discoverability. Thus, the board needs to explore and implement effective communication mechanisms to solve these problems. During the regular board meeting on 8/7, Board Member Navratil accepted an action item to present a proposed communication plan at the September board meeting.

Presentation by Board Member Navratil: Preliminary release of a report on potential options for improvement to SCRO communications, both internal administrative, and to the general public (see attachment "Communications & Branding").

Discussion led by Board Member Navratil: Provide feedback on the options presented and determine next steps.

Review of Related Action Items

Wildfire mitigation

Background: Our community is prone to wildfire disasters; yet, we have no active plan for mitigating fires. During the regular board meeting on 8/7, Board Member Navratil accepted an action item to give a presentation on wildfire mitigation.

Presentation by Board Member Navratil: Presentation on wildfire mitigation (see attachment "Wildfire Mitigation").

Discussion led by Board Member Navratil: Provide feedback on the options presented and determine next steps.

Review of Related Action Items

Announcements

The next regular board meeting is scheduled for Thursday, October 2, 2025, at 8:30-10:00am on Zoom. Details will be posted on SCRO's website (www.scrocommunity.org).

The next regular membership meeting is scheduled for Saturday, November 1, 2025, at 10:00am-12:30pm on Zoom. Details 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	Zoom link Zoom meeting ID: 834 9260 1289 Zoom passcode: 543203
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**SCRO BoD Regular Monthly Meeting: August 2025
Thursday, August 7, 8:30-10:00am on Zoom**

DRAFT Minutes

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

Call to Order [00:50]

The meeting was called to order at 8:34am by the meeting chairperson, Board Member Frase.

Roll Call [5:25]

President: Nancy Frase - PRESENT
Secretary/Treasurer: Mike Powell - PRESENT
At Large Member: Jo Way - PRESENT

Review of Agenda [6:27]

Board Member Way moved to approve the agenda as presented with the addition of a section on the Purpose of SCRO; Board Member Powell seconded the motion. A voice vote resulted as follows: 3 yeas and 0 nays. Motion passed.

Purpose of SCRO [8:45]

Board Member Frase gave a presentation on the purpose of SCRO.

Community Input [12:54]

Two community members spoke. Nicole Langley, who has been living in the Ranches since 1994, stressed the importance of the legal structures within community organizations. Steve Navratil, who has been living in the Ranches since 1996, focused on the economic development of the area and projects that improve quality of life; and the importance of keeping SCRO's website up-to-date.

Introduction of Board Members [24:20]

The three newly elected board members (Frase, Powell, Way) shared a bit about themselves.

Board Vacancies [28:56]

Three board member candidates had been listed on the agenda. It was noted that, prior to the meeting, Tracy Smith withdrew his candidacy. The remaining two candidates, Tina

Squire and Steve Navratil, each shared a bit about themselves. The board engaged in discussion about the qualifications and suitability of the candidates.

Board Member Powell moved to appoint Tina Squire to SCRO's Board of Directors; Board Member Way seconded the motion. A roll-call vote resulted as follows: Yeas – Frase, Powell, Way; Nays – None. Motion passed 3-0.

Board Member Way moved to appoint Steve Navratil to SCRO's Board of Directors; Board Member Squire seconded the motion. A roll-call vote resulted as follows: Yeas – Frase, Powell, Way, Squire; Nays – None. Motion passed 4-0.

The board engaged in discussion about the appointment of board members to the vice-president, secretary and treasurer positions.

Board Member Frase accepted an action item to bring SCRO's periodic filing with the Secretary of State up-to-date.

Board Member Squire accepted an action item to ensure SCRO's tax filings are up-to-date.

Board Member Squire moved to appoint Board Member Way to the office of Vice-President; Board Member Navratil seconded the motion. A roll-call vote resulted as follows: Yeas – Frase, Powell, Squire, Navratil; Nays – None; Abstains - Way. Motion passed 4-0.

Board Member Squire moved to appoint Board Member Powell to the office of Secretary; Board Member Way seconded the motion. A roll-call vote resulted as follows: Yeas – Frase, Powell, Way, Squire, Navratil; Nays – None. Motion passed 5-0.

Board Member Way moved to appoint Board Member Squire to the office of Treasurer; Board Member Navratil seconded the motion. A roll-call vote resulted as follows: Yeas – Frase, Powell, Way, Navratil; Nays – None; Abstains - Squire. Motion passed 4-0.

The board engaged in discussion about the recruitment of additional board member candidates.

Board Member Way accepted an action item to lead the effort to find at least two more qualified board member candidates for consideration at September's board meeting.

Bank Signatories [44:32]

The board engaged in discussion about bank signatories.

Board Member Squire accepted an action item to lead the effort to get the signatories changed before the September board meeting.

Board Member Navratil moved to designate Board Members Squire and Way as bank signatories for SCRO's checking account; Board Member Powell seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

The board engaged in discussion about the legal documentation required by the bank to change signatories.

Board Member Frase accepted an action item to produce a resolution memorializing the board's decision to designate Board Members Squire and Way as signatories.

Board Member Navratil moved to approve a resolution to change the signatories on SCRO's checking account from former Board Members Mike Powell and Wade Eppler to current Board Members Squire and Way; Board Member Powell seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

Membership Meetings [48:45]

The board engaged in discussion about the scheduling of membership meetings. It was noted that, per the bylaws, the annual meeting must occur on the first Saturday in August at 4:00pm.

Board Member Squire accepted an action item to 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 September 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.

Board Member Squire moved to schedule the quarterly membership meetings on the Saturday before each of the November, February, and May board meetings at 10:00am via Zoom, or via a hybrid format to the extent possible; Board Member Powell seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

Methods of Communication [1:00:00]

Board Member Frase accepted an action item to bring the website up-to-date, and give it at least a bit more professional appearance, within the next two weeks. This initial look, feel, and functionality will most likely be modified significantly in the upcoming months.

Board Member Navratil accepted an action item to compile, for the September board meeting, a proposed communication plan for agendas/minutes, announcements, helpful community information/videos, bylaws, means for sharing & storing confidential files, means for hosting board chats and/or community chats about different topics (i.e., matters that have already been voted on and are not likely to be voted on in the foreseeable future), SMS, USPS, use of the SCRO gmail account, newsletter, social media such as FaceBook, etc., keeping in mind the need for consistent branding, and taking into account our desire to voluntarily comply with the Colorado open meetings laws and for all communication to be reasonably trackable and discoverable.

Top Priorities for the Year [1:09:10]

Board Member Navratil accepted an action item to prepare, preferably before the September board meeting, a proposal for the board concerning wildfire mitigation. This

may or may not take into consideration a possible corporate restructuring to allow SCRO to accept grants. Board Member Squire has volunteered to assist with this effort.

Board Member Squire accepted an action item to prepare, for the September board meeting, a presentation on the common land within the Ranches currently owned by Costilla County.

Board Member Way accepted an action item to prepare, for the October board meeting, a presentation on developing social connection with the Ranches community.

Board Member Way accepted an action item to prepare, for the October board meeting, a presentation on local economic development and growth.

Board Member Powell moved to immediately hire a water rights attorney to determine what water rights are available to the subdivision's landowners, and to authorize the expenditure of up to \$5,000 for related legal fees. Board Member Way seconded the motion. A voice vote resulted as follows: The yeas prevailed; motion passed.

Board Member Frase accepted an action item to immediately hire a water rights attorney on behalf of SCRO and to liaison with that attorney on behalf of SCRO.

Events Calendar [1:21:31]

Board Member Powell accepted an action item to prepare, for the September meeting, a draft events calendar.

Budget [N/A]

The meeting chairperson inadvertently skipped this agenda item.

Periodical filings with the Secretary of State [N/A]

The periodical filings were addressed in an earlier section of the meeting; thus, the meeting chairperson purposefully skipped this agenda item.

Future Board Meetings [1:22:30]

Future board meetings will be held on the first Thursday morning of each month, except the January board meeting will be on the second Thursday because the first Thursday is a holiday. The board will meet 8:30-10:00 via Zoom.

Review of Action Items [1:23:00]

The meeting chairperson purposefully skipped this agenda item due to a time limit.

Adjourn

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

The meeting was adjourned at 9:56am.

Sangre de Cristo Ranch Owners, Inc.
Resolution dated 9/1/2025

A RESOLUTION OF SANGRE DE CRISTO RANCH OWNERS, INC. (SCRO) DESIGNATING THE
SIGNATORIES FOR THE CHECKING ACCOUNT AT ALAMOSA STATE BANK IN ALAMOSA,
COLORADO AS FOLLOWS:

Tina Squire
Josabeth Way

Signed,

A handwritten signature in cursive script, appearing to read "Nancy Frase".

Nancy Frase, President
Sangre de Cristo Ranch Owners, Inc.

Board Candidate Biographies

Eric Averett

My wife Kris and I bought our home in the ranches a little over a year ago. We live on Pfothauer and became full time residents back in May. We are invested in the community and want what's best for the Ranches. The majority of my life, I've been an introvert and wasn't capable of standing up for myself much less anyone else. About 10 years ago, I found my voice and believe in standing up for what is right. I feel people choose to live here to get away from the bureaucracy of self serving politicians. With that said, there shouldn't be a sacrifice of living off the grid and missing out on common infrastructure benefits. If I can be a part of solutions that make the ranches better for everyone. I'm all in! I'm a very creative person and enjoy brainstorming to find solutions to problems and being proactive in making life easier for everyone.

John J. Baich

Educated in math with an emphasis in engineering I fell in love with broadcasting while in college. I currently hold an FCC General Class License, SBE Member in good standing, Colorado UST Class A & B certification, and is the proud recipient of the 1992-3 Heartland and Regional Emmy Award: Colorado / Heartland Chapter 'Outstanding Special Engineering Achievement the 1993 Bolder Boulder' KCNC TV 5/31/1993.

I retired from a 48-year career in broadcast engineering & operations management in 2024 when I relocated to my year-round home in the Sangre de Cristo Ranches on Beekman Road, just west of Forbes Park. Being part of my community volunteering my time, energy, and skills is simply part of my upbringing.

After a year, I found I was not wired for fulltime retirement, so I created Sangre de Cristo Broadcast Consulting, LLC where I inspect TV and radio stations statewide for Colorado Broadcasters Association's Alternative Broadcaster Inspection Program (ABIP). I am currently in discussions with the New Mexico Broadcasters Association regarding the possibility of taking on a contract for their ABIP program later this year.

My current non-profit activity includes:

- Chair of the Colorado State Emergency Communications Committee (2024-present)
- Mentoring deaf and hard of hearing individuals who are candidates or recipients of cochlear implants. (2010-present)

Jeff Hidek

I'm an Army veteran, wildlife biologist by trade, and currently serve as the board president of a nonprofit wolf sanctuary. I own parcel #70256730 on Adams Road in the Sangre de Cristo Ranches and am deeply committed to preserving the natural beauty, ecological health, and long-term value of this unique region.

With over 20 years of leadership experience across both military and nonprofit sectors, I bring a strong sense of duty, discipline, and accountability to everything I do. My background in wildlife biology and land stewardship gives me a science-based perspective on sustainable land use and responsible property management.

I believe in clear, respectful communication and fair enforcement of the covenants that protect our community's character. As a board member, I will work to represent the interests of all property owners with transparency, consistency, and integrity.

I also understand the importance of balancing tradition with progress, protecting the vision of the Ranches while responding to new challenges with common-sense solutions. I'm eager to contribute my time and experience to help strengthen this community and support a thriving future for the Sangre de Cristo Ranches and all who call it home.

Scott Cessac

Scott resides in Dallas, TX where he works as a Regional Property Manager. He oversees a team of property managers across Texas and supports the operations, training, capital projects and tenant relations of over 20 million square feet of Industrial Real Estate assets. With over a decade of experience in property management and leadership, Scott brings valuable skills in project coordination, conflict resolution, and team support.

Scott and his husband purchased a 10-acre plot in the Sangre de Cristo Ranches two years ago as a peaceful getaway from city life. They visit the land regularly — often 8 to 10 times a year — staying in their RV with their two dogs, and enjoying camping, stargazing, and the natural beauty of the area.

He's interested in serving on the board to help foster stronger connections between neighbors and to contribute wherever needed. Scott values community, transparent communication, and responsible land use. In his personal life, he enjoys travelling, staying active and has even completed an Ironman triathlon — a reflection of his commitment and drive.

Scott is excited about the opportunity to support the Ranches and its members as an engaged and reliable board member.

Kevin Lawson, Sr.

My name is Kevin Lawson Sr. I am a master tradesman in all fields of construction with the exception of electrical.

My partner and I are registered as citizens in Florida, for now. We own a home there in Cape Coral and are waiting for the market to rebound, so we can get a maximum return.

I currently am working in San Pablo on a shop and new home. Project will go into next year.

We do leave around November to return to the home. I work down there doing aluminum, drywall, trim work and whatever my longtime friends that own companies need done out of scope.

My connection to the Ranches and this area, is a friend told me many years about this area, the untapped gem. I googled it and discovered that it was affordable and all the different big game, scenery and being relatively close to the 4corners made it desirable. We have been visiting for several years, doing my due diligence to learn about the Ranches, county and the government. Bought two years ago and are rite of Hwy 159 minutes from town.

My commitment is in any capacity needed if available. My experience in construction are available, I own a reliable heavy duty truck if needed to do improvements, I will be able to attend meetings and have a assertive voice, for the changes we as a group agree to need implemented. And be there when needed to help out.

Hope this gives you enough information to get a little familiar with myself.

Margie Palmer

Margie and husband Tim are seasonal residents of the Sangre de Christo Ranches, having purchased property in 2017 and built their cabin over the next 5 years. They are both here in the summer months, enjoying life at the cabin - 10,000 feet elevation, fully off-grid, serviced by solar power and cistern (hailed water).

Margie has been married to husband Tim for 43 years and together they have 2 children and 3 granddaughters. Son Tim Jr. is a US Navy helicopter pilot, daughter Merrilee is a US Navy Surface Warfare Officer. Merrilee is also a landowner in the ranches, having bought property here in 2023.

Margie has been a licensed Real Estate Broker Associate for the past 12 years, since returning to Florida. Prior experience includes 10+ years as bookkeeper for a large, locally owned tire dealer and 10+ years as Banquet Manager for a hotel & convention center. After 24 years raising their family and serving their church in Lewiston Idaho, the Palmers moved back to Florida. Not long after, they began searching for another property 'out west'.

Strengths that would benefit the SCRO include excellent communication and negotiation skills as well as good word processing and desktop publishing/newsletter experience. Some experience with website design and maintenance, although that is limited.

Sangre de Cristo Ranch Owners, Inc.

2025 - 2026 Activity Calendar

OCT

10/11 5:00 PM - til
SCRO Casual Night Out
Lu's Diner Blanca
Dutch Treat - each pays
their own

NOV

11/1 10:00 AM
SCRO General Meeting

11/22 5:00 PM - Til
Ranch Giving Potluck Dinner
Location : TBA

DEC

12/6 5:00 PM - Til
San Luis Tree Lighting
SCRO Hot Cocoa Booth

12/20 5:00 PM = Til
SCRO Casual Christmas
Night out.
Mrs Rio's San Luis
Dutch Treat - each pays
their own

JAN

1/31 10:00 AM
SCRO General Meeting

FEB

2/14 5:00 PM - Til
Valentine's Casual Night Out
Lu's Diner Blanca
Dutch Treat - each
pays their own

MAR

3/17 5:00 PM - Til
St Patrick's Day
SCRO Potluck Dinner
Location: TBA

APR

4/4 1:00 PM
SCRO Easter Egg Hunt
Veteran's Park
Fort Garland

MAY

5/2 10:00 AM
SCRO General Meeting

5/23 10:00 AM
SCRO Community
Yard Sale
Location: TBA

JUN

6/20 1:00 PM
Father's Day Picnic
Veteran's Park
Fort Garland

JUL

7/4
Independence Day
US 250th Birthday

AUG

8/1 1:00 PM
SCRO Annual Meeting
Location: TBA

Proposal: SCRO-Led Facilitation of the Management of the Water Access Crisis

**By Nancy Frase
8/30/25**

Background: Water access for refilling cisterns has been shut off, first by Sangre de Cristo Water Services, then more recently by the Fort Garland Water and Sanitation District. This has local residents – within the Ranches and outside of the Ranches – scrambling to find reliable and affordable sources of bulk water. Tensions between governmental agencies and the public have increased. Multiple residents have stepped into leadership roles to find and implement solutions. While solid strides have been made in finding solutions, the disjointed efforts are less effective in the long run than a coordinated effort would be.

8/7/25: During the regular SCRO board meeting, the board voted to immediately retain a water rights attorney.

8/12/25: SCRO retained a water rights attorney to assess long-term solution options.

Pending action: A discussion is scheduled for the 9/4/25 regular board meeting regarding the possibility of SCRO taking on the role of an information clearinghouse and a facilitator/mediator (“facilitation effort”) during the community’s solution-finding effort to ensure effective cooperation among the various efforts and entities within the community.

Discussion

SCRO’s attorney has not yet given us the “green light” to engage in any communication with Trinchera Ranch nor with Sangre de Cristo Water Services, Inc. However, our attorney has encouraged us to move into the roles being proposed here.

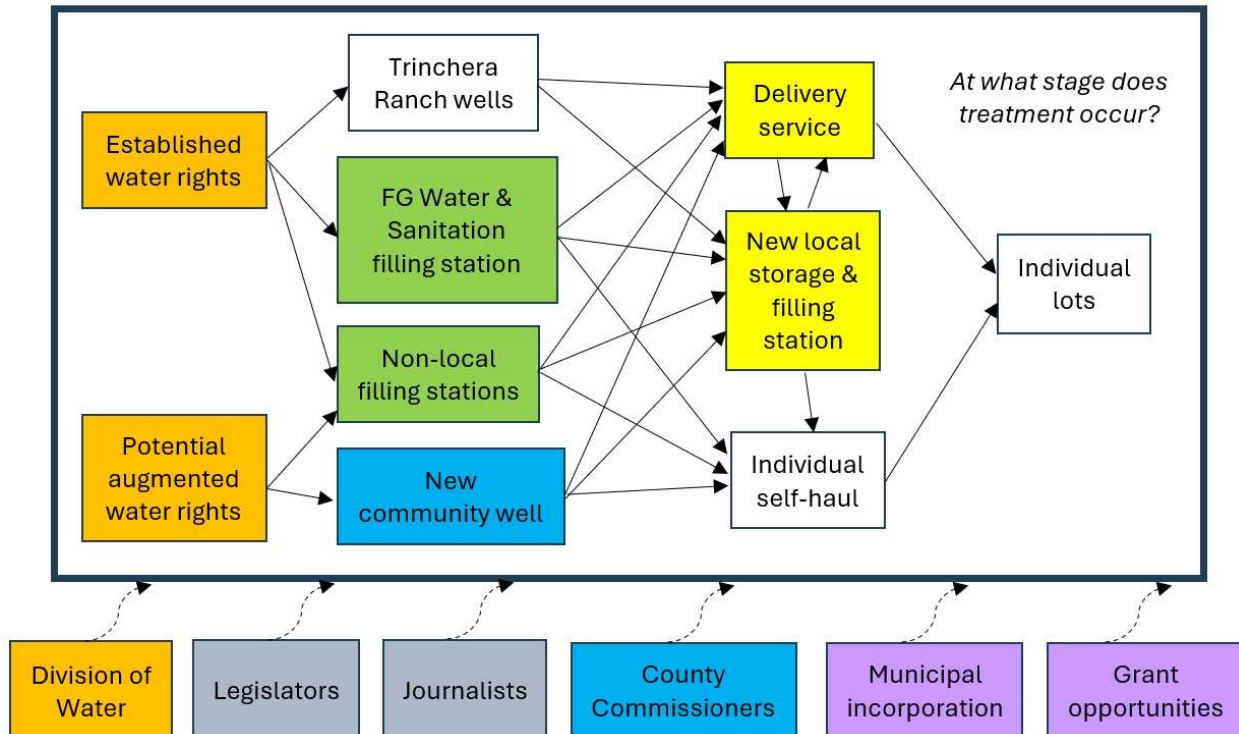
As I prepared this proposal, I kept imagining a huge jigsaw puzzle. Different community members and governmental leaders are each working on different parts of the puzzle. However, they are having trouble knowing what is happening across the “big picture.” One person may have the puzzle piece that another person is looking for, but they are unaware of each other’s circumstances. In contrast, someone standing back and looking at the entire puzzle might be able to identify the dilemma as well as a solution. I am proposing that SCRO take on the role of the “big picture” facilitator.

The following guidelines are recommended for the implementation of this proposed facilitation effort:

1. Strive for collaboration rather than aggression
2. Seek more to understand rather than to be understood
3. Support existing grassroots efforts
4. Launch new efforts only if necessary
5. All ideas deserve to be heard without interruption or judgement, and deserve to be understood in full
6. All people offering ideas, and the hard work of those people, deserve to be respected and honored
7. Healthy relationships are vital – protect them
8. Be clear about when you are operating as a representative of SCRO and when you are operating as a private citizen; adjust your language accordingly
9. Make no commitments on behalf of SCRO without the approval of SCRO’s board obtained during a publicized board meeting
10. Be as transparent as you can be without divulging confidential information

It is not SCRO's place to judge whether any one idea is "good" or "bad," or to determine its chances of success. Rather, SCRO's responsibility would be to learn enough about everyone's ideas, knowledge, and experiences to figure out how the puzzle pieces might go together. Bottom line, our goal would be to piece together at least one – hopefully multiple – paths from the left edge of the diagram (below) to the right edge of the diagram. There will likely be short-term solutions, mid-term solutions, and long-term solutions. Furthermore, the viability of various potential solutions will be influenced by a multitude of public-centric entities, many of which are shown along the bottom of the diagram.

Potential Routes for Creating Access to Water



If each board member takes responsibility for a portion of the effort, the board can effectively facilitate the "big picture" as a team. I am proposing that each board member take on the role of a liaison, with each liaison (board member) handling one category of tasks (defined below). I am also proposing that, as SCRO president, my responsibility would be to coordinate the effort across the team of liaisons:

"Water rights" liaison (orange boxes):

(Maybe Board Member Squire?)

- Identify the existing water rights (ground & surface) that currently supply (or could supply) Trinchera Ranch wells, Fort Garland Water & Sanitation District (FGWSD), and non-local filling stations
- Attempt to identify any existing water rights (ground & surface) that could be reallocated (via an updated augmentation plan) to supply FGWSD, non-local filling stations, or a new community well
- Develop a comprehensive understanding of augmentation plans, in general

- Actively participate in a meeting scheduled and led by Board Member Frase with key players in the Division of Water Resources (DWR)
- After the meeting, establish and maintain a healthy (and hopefully friendly) relationship with the DWR; facilitate regular two-way communication with the DWR
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Filling stations” liaison (green boxes):

(Maybe Board Member Navratil?)

- Develop a comprehensive understanding of the functions and responsibilities of the Fort Garland Water & Sanitation District, and the resources available to them
- Actively participate in a meeting scheduled and led by Board Member Frase with key players at FGWSD
- After the meeting, establish and maintain a healthy (and hopefully friendly) relationship with FGWSD; facilitate regular two-way communication with FGWSD
- Attend FGWSD meetings and provide regular reports on those meetings to SCRO’s board
- Develop and maintain healthy (and hopefully friendly) relationships with community members who have already been working to establish access to non-local filling stations; develop a comprehensive understanding of whatever information they are willing to share
- Develop a comprehensive understanding of: what non-local filling stations exist, which ones are currently selling bulk water, which ones have the option of selling bulk water but are not doing so, and the parameters and limitations associated with each of those stations
- Develop and maintain healthy (and hopefully friendly) relationships with the various non-local filling stations, including the ones who are not currently selling bulk water
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Costilla County” liaison (blue boxes):

(Maybe one of the newly appointed board members?)

- Develop a comprehensive understanding of the functions and responsibilities of the Costilla County Board of Commissioners (CCBC) related to access to water, and the resources available to them
- Actively participate in a meeting scheduled and led by Board Member Frase with key players of the CCBC
- After the meeting, establish and maintain a healthy (and hopefully friendly) relationship with the CCBC; facilitate regular two-way communication with the CCBC
- Attend CCBC meetings and provide regular reports on those meetings to SCRO’s board
- Develop a comprehensive understanding of the requirements for the potential development of a community well (technical, legal, fiscal, etc.)
- Identify potential locations for a new community well and the “pros” and “cons” of each
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Public relations” liaison (gray boxes):

(Maybe Board Member Way?)

- Develop and maintain healthy (and hopefully friendly) relationships with regional journalists and news outlets
- Work with the board to draft press releases
- Once the press releases are approved by the board, distribute them to the media

- Develop and maintain healthy (and hopefully friendly) relationships with regional legislators and other community leaders
- Leverage those relationships to open channels of communication with reluctant stakeholders and to enhance access to resources
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Storage & transportation” liaison (yellow boxes):

(Maybe one of the newly appointed board members?)

- Develop and maintain healthy (and hopefully friendly) relationships with community members who have already been working to establish the delivery and/or storage of water; develop a comprehensive understanding of whatever information they are willing to share
- Identify existing and potential commercial delivery services (excluding Sangre de Cristo Water Services, Inc. because our attorney has not yet given us a “green light” to engage in discussions with them)
- Develop and maintain healthy (and hopefully friendly) relationships with those delivery services without “stepping on the toes” of the community members identified above
- Develop a comprehensive understanding of the requirements for establishing regular deliveries either to a central location near Ft Garland or to individual lots (i.e., what are the operating parameters of the various delivery services)
- Develop a comprehensive understanding of the requirements for establishing a new local storage and filling station (technical, legal, fiscal, etc.)
- Identify potential locations for a new local storage & filling station
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

“Strategic planning” liaison (purple boxes):

(Maybe Board Member Powell?)

- Develop and maintain healthy (and hopefully friendly) relationships with community members who are striving to incorporate our local area into a municipality; develop a comprehensive understanding of whatever information they are willing to share
- Develop a comprehensive understanding of the requirements for municipal incorporation
- Research what is involved in establishing and operating a 501(c)(3) and how the 501(c)(3) might legally fund projects identified and spearheaded by SCRO (which currently is a 501(c)(4) corporation)
- Develop and maintain healthy (and hopefully friendly) relationships with community members who are exploring grant opportunities for community projects related to water, wildfire mitigation, emergency services, etc.; develop a comprehensive understanding of whatever information they are willing to share
- Identify grant sources that would be relevant to our community
- Develop a comprehensive understanding of grant writing/implementation so that you possess the skills needed to liaison with a grant writer and/or program manager (should we hire one)
- Keep Board Member Frase up to date on any developments on these fronts
- Provide regular reports on these fronts at the monthly SCRO board meetings

Proposal: Local Business Ads on SCRO's Website

By Nancy Frase
8/30/25

Background: In an effort to make SCRO's website more useful to the local community, we have considered listing local businesses on the website. In general, the board is inclined to support this idea. However, questions have been raised about whether it would be legal, given our nonprofit status, to charge for those listings. The alternative is to list businesses for no charge, or not at all.

Pending action: Consider 1) including local business ads on SCRO's website and 2) charging for placement of those ads.

Discussion

The key issue in this matter is whether SCRO can earn revenue from placing ads on our website without jeopardizing our 501(c)(4) nonprofit status. A Google search retrieved the following results:

As a 501(c)(4) nonprofit, you can earn revenue from website ads, but the activity is likely considered an "unrelated trade or business" by the IRS. To protect your tax-exempt status, this income must remain an insubstantial part of your total revenue, and you will have to pay Unrelated Business Income Tax (UBIT) on it. The key is ensuring that the advertising does not overshadow your organization's primary purpose of promoting social welfare.

Tax treatment: Unrelated Business Income (UBI)

The IRS uses a three-part test to determine if an activity, like running website ads, generates UBI:

1. **Is it a trade or business?** Yes, selling advertising space is considered a commercial activity.
2. **Is it regularly carried on?** Yes, if the advertising is a continuous presence on your website, it meets this criterion.
3. **Is it not substantially related to your exempt purpose?** For most nonprofits, advertising is not directly connected to the organization's mission. The IRS notes that the generation of funds alone does not make a business activity related to an organization's exempt purpose.

If all three conditions are met, the advertising income is considered UBI and is subject to UBIT.

Protecting your 501(c)(4) status

To avoid jeopardizing your 501(c)(4) status, you must ensure that the advertising activity does not become the primary purpose of your organization. Here are key considerations:

- **Keep it insubstantial.** The percentage of your total revenue derived from UBI is a key metric. While there is no defined percentage, if UBI becomes "excessive," the IRS may challenge your tax-exempt status. Your primary activities must always be in pursuit of your social welfare mission.
- **Be careful with political activity.** 501(c)(4) organizations can engage in some political activities, unlike 501(c)(3)s, but they must not be their primary purpose. Be

cautious that advertising on your website, or the overall revenue strategy, is not perceived as participation in a political campaign.

- **Consider sponsorships vs. advertising.** The IRS distinguishes between commercial advertising and tax-free "qualified sponsorship payments". To be a qualified sponsorship, the payment cannot include "a substantial return benefit," such as promotional messages or calls to action. A simple acknowledgment of the sponsor's name, logo, and a value-neutral description of their products is typically acceptable.

What to do if you have UBI

If you earn UBI from website ads, take the following steps to ensure compliance with IRS regulations:

- **File Form 990-T:** If your organization's gross income from unrelated business activities is \$1,000 or more, you must file Form 990-T and pay any UBIT owed.
- **Pay estimated taxes:** If you expect your tax liability to be \$500 or more for the year, you will need to make quarterly estimated tax payments.
- **Maintain proper records:** Keep detailed records of your income and expenses for all unrelated business activities.

My conclusion from these Google results:

- My layperson's option is that placing business ads on our website is substantially related to the purpose of our organization, which is, in part, to provide timely communication and cooperative endeavors to foster a sense community, predictability, and stability. This is especially true given there are no other venues offering a list of businesses available to those living or owning property in the Ranches subdivision. Thus, I believe that revenue would not be considered Unrelated Business Revenue (UBI) and would not be subject to the UBI Tax.
- Furthermore, if we limit the ads to business name, logo, and a value-neutral description of their products, the ads may qualify as tax-free "qualified sponsorship payments." Thus, this may also provide an exemption from the UBI tax.
- However, if I am wrong about that:
 - We would not have to pay any tax until the gross revenue hit \$1,000 in a given year.
 - We may be able to deduct the cost of operating the website from the UBI amount.
 - The tax rate (federal and state combined) on the net UBI amount would be just over 25%. That still leaves us with at least 75% of that revenue, which seems worthwhile.
- My concern would be that the revenue could become substantial compared to our other revenue, which, at this point, is solely membership dues. We could help counter that by increasing our membership (new members and returning members) and/or by increasing membership dues.
- My other concern is that, if we were to offer "sponsorship" discounts to SCRO members, we may be violating the IRS laws concerning the inurement of private individuals/entities. Thus, it would be best if everyone paid the same rates.
- I think we need to seek professional advice on this, either from a CPA or an attorney

Three proposed options:

1. Do not allow businesses to advertise on the website until we consult with a professional.
2. Allow businesses to advertise on (or sponsor) the website but do not charge a fee (or an incredibly small fee) until we consult with a professional.
3. Allow businesses to advertise/sponsor for a reasonable fee and deal with the tax and classification concerns when we file our tax returns.

Communications & Branding

Steve Navratil
August 25, 2025

This is a preliminary release of a report to the Sangre de Cristo Ranch Owners, Inc. organization board of directors on potential options for improvements to SCRO communications, both internal administrative, and to the general public. It also includes the topics of SCRO branding and community wildfire mitigation suggestions.

Communications

For any group to work together effectively, communications between members must be easy to engage in without administrative burdens or strict protocol rules for ideas to be shared and developed within a process of continuous discovery and improvement to achieve an end result that is successful.

Ideally, this is done face to face on a daily basis. Since SCRO is a strictly volunteer group, members have individual responsibilities outside the SCRO environment which take priority so this must be accounted for. Additionally, members use different devices in the course of the day so finding a common platform everyone can use should be:

- Ubiquitous
- Free
- Responsive

The clear choice would be a internet (web) based solution that works on universally available platforms everyone already uses.

Currently, the members of the board and others are using e-mail to exchange messages and content. As I mentioned earlier on 8-12-25, "Using email is what we have for now but we will get buried in messages over time and easily lose track of action items vs minutia."

As of today, I have received and sent 85 email messages over the past 3 weeks, with simple subject descriptions that don't convey much detail of what 's inside.

Email works for now but has limitations so it needs to be augmented with something more that can be used between members and also include dues paying members and the general public. It also has to be accomplished in a managed way.

The SCRO web site, <https://www.scrocommunity.org/> is already a huge outreach platform with dedicated pages / links for the following:

- Payment & Contact Information
- Board Members
- Local Business
- Minutes & SCRO Information
- Frequently asked questions
- Helpful Links
- Calendar & Upcoming Events
- Picture Gallery
- Bulletin Board
- Fire Restrictions
- Local Weather

These can be reorganized better. More importantly, the site can be made to focus on the prime benefits it offers as a non-profit with the purpose of social well-being for this community. I suggest adding blog pages for the VIP du Jour (a willing SCRO member each month) in addition to all board members. A few more ideas...

A basic link directory page for government and community organization sites members and the community in general might need, organized by purpose.

A members business directory page is a good perk for paying members. Listings are free. For everyone else, send them here: <https://claz.org/> or here: <https://www.yellowpages.com/>

There should be a page for education resources for home schooled kids and adults to learn tech and vocational skills that are not available in this area. Offer workshops on selected topics when a space becomes available to do that on a regular basis.

Add a members forum to promote community engagement. From:

<https://satisfyhost.com/blog/10-best-forum-software-free-open-source/>

“Online communities are vital for knowledge sharing and support. They bring together individuals with common interests. Forums create spaces for discussions, aid in building relationships, and serve as platforms for learning and collaboration. Below are key benefits of establishing an online forum:

- **Knowledge Exchange:** Users can share insights with peers globally.
- **Support Networks:** Communities become go-to resources for help.
- **Networking:** Members build valuable professional and personal connections.
- **Content Creation:** Forums generate a wealth of user-driven content.”

Since the existing site was built with Wix, they offer this:

<https://www.wix.com/blog/best-forum-software#viewer-elr6p>

“Forums can serve as a way to simply bring your audience together, or as a source of feedback and inter-user support. Regardless of what purpose you aim for these [types of websites](#) to serve, one of the most gratifying results is always the strengthened sense of connection between users and your product or services. Take a look at this selection of the best forum software available and start planting the seeds of your future thriving [online community](#).”

This is a long term project to add something like this, but it will add a huge impact to the site. As I mentioned earlier... “The list goes on and on. I think a SCRO member forum ranked by subject would be good for community discussions, rants & general NSFW threads but it should be moderated and that can be beyond anyone's job description. On the other hand, it might amusing to read and board members can interact with the public if they dare.”

A forum can have board only pages where we can have ongoing working sessions regarding projects and discussion threads that are organized by topic.

Another “must have” are links to SCRO accounts on social media and especially YouTube for video content. The site needs a set of links on relevant pages that users can access:

FOLLOW US



I also suggest the SCRO site employ some sort of analytics to track usage. This is one:

<https://marketingplatform.google.com/about/analytics/>

I know this sounds a bit much for a small community site, but learning from building a top-notch web site is something SCRO can expand on and invite the community to participate in as a shared project. I suggest that an official communications officer board position be considered in addition to the other admin spots. It's clearly a full-time job by itself and could require hiring one or two part time helpers for content creation...

The Piñon newsletter has been published and delivered to members on a biannual basis. I do not know when the last version was sent out, but I suggest it be replaced with a monthly version that can be downloaded or emailed in PDF form. Only SCRO members could receive it if that needs to remain a members only publication.

In conclusion, we have many communications options available to each of us with our own preferences on how they are used. Those will always be there. The SCRO website is also there for us to create something amazing with. It's a shared project and will evolve but it needs to be the prime communications portal for the organization.

Branding

The only thing I could find that could be considered a logo was the art from the Piñon newsletter:



It has a historical precedent as being used in that publication and I used it for the above graphic. The source image I used was a low quality screenshot so it can be improved with the actual artwork from the publication.

End of document

Wildfire Mitigation

Steve Navratil
August 25, 2025



From an earlier message I sent on 8/7/25:

I have found lots of valuable info so let me provide a few things. A good start here:

<https://co-co.org/community-wildfire-mitigation-best-practices-toolbox/>

Homeowner equipment:

<https://code3water.com/>

<https://www.repackify.com/buy-ibc-totes/colorado/denver>

<https://duckduckgo.com/?t=ftsa&q=gas+powered+water+pump+wildfire&ia=web>

<https://www.harborfreight.com/2-in-212cc-gasoline-engine-semi-trash-water-pump-158-gpm-63405.html>

<https://www.harborfreight.com/100-ft-high-volume-watering-kit-with-adjustable-spray-nozzle-57222.html>

I spent less than an hour and found a lot more than this but you get the idea. Each home in the ranches could effectively have their own fire truck for under \$1,000, on site, and with some electronic PLC smarts, an autonomous system could run unattended using an off-grid power source. That, and common sense best practices outlined in the first link could keep a small fire from becoming huge. Of course a lot of homeowner training needs to be included.

It would really be good if SCRO could get a grant to help residents install a dedicated fire suppression system to protect their homes. It would also be a GREAT idea to build a demo unit and post videos of it being built and operated on the soon to be SCRO YouTube channel.

I would be happy to answer questions and also talk about taking a project like this and helping a local group to manufacture these. Maybe Trinchera Ranch would like to help since it's also a good thing for them.

End of document