

**Sangre de Cristo Ranch Owners, Inc.
Board of Directors Meetings**

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

**SCRO BoD Regular Monthly Meeting: August 2025
Thursday, August 7, 8:30-10:00am on Zoom**

Agenda Packet
(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 on mute 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 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
Secretary/Treasurer: Mike Powell
At Large Member: Josabeth Way

SCRO by-laws require a quorum of four board members to conduct business. The board currently has only three members. The only way in which to remedy this, during the time there are only three members on the board, is to require unanimous votes of the board members (not just the board members present) to pass any motions brought before the board. This 3/3 vote would be the equivalent of a simple majority vote if four or five board members were present at the board meeting.

Review of Agenda

Discussion: Requests for new items of business to be added to the agenda

Vote by voice: Approval of agenda

“I make a motion to approve the agenda as presented [with 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.

Introduction of Board Members

Discussion: 3-5-minute self-introduction from each of the elected board members

President: Nancy Frase

Secretary/Treasurer: Mike Powell

At Large Member: Josabeth Way

Board Vacancies

Candidate input: 3-5-minute self-introduction of board member candidates

Tina Squire

Tracy Smith

Steve Navratil

Discussion: Qualifications and suitability of candidates

Vote by roll call: Appointment of Tina Squire to the board of directors

“I make a motion to appoint Tina Squire to the Sangre de Cristo Ranch Owners, Inc. board of directors.”

Vote by roll call: Appointment of Tracy Smith to the board of directors

“I make a motion to appoint Tracy Smith to the Sangre de Cristo Ranch Owners, Inc. board of directors.”

Vote by roll call: Appointment of Steve Navratil to the board of directors

“I make a motion to appoint Steve Navratil to the Sangre de Cristo Ranch Owners, Inc. board of directors.”

Discussion: Vice-president, secretary, and treasurer positions

Ensure that qualified, willing, and able board members are assigned to each of these positions.

Vote(s) by roll call, if appropriate:

"I make a motion to appoint [name of board member] to the executive office of [office] of Sangre de Cristo Ranch Owners, Inc."

Discussion: Recruitment of additional board member candidates

Assignment and Review of Related Action Items

Bank Signatories

Discussion: Designation of bank signatories

Vote by voice: Designation of bank signatories

"I make a motion to designate [names] as bank signatories for Sangre de Cristo Ranch Owners, Inc."

Assignment and Review of Related Action Items

Membership Meetings

Discussion: Scheduling of membership meetings

Quarterly meetings on the weekend immediately prior to Nov/Feb/May board meetings? What day/time?

November 1-2, 2025

January 31 – February 1, 2026

May 2-3, 2026

Annual meeting first Sat in Aug at 4pm (per 2024 bylaws)

Sat, August 1, 2026 @ 4pm, location TBD

Can we achieve a hybrid format for membership meetings, maybe as soon as the November meeting?

Would it be valuable to have speakers on various relevant topics? Or, would it be better to host those speakers at non-meeting events?

Vote by voice: Scheduling of quarterly membership meetings

"I make a motion to schedule the quarterly membership meetings on the [Sat/Sun] before each of the November, February, and May board meetings at [time] via [Zoom / a hybrid format]."

Assignment and Review of Related Action Items

Methods of Communication

Discussion: Currently available means of dissemination of information

Are current methods sufficient and appropriate? If not, how they can be improved or replaced?

SCRO website (www.scrocommunity.org)

www.sangredecristoranches.org is available

Current version of bylaws

Announcements

Meeting agenda & minutes (including timely publication of draft/final minutes)

Posting in multiple Facebook groups under the username "Sangre de Cristo Ranch Owners"

Public FB page managed by SCRO is currently disabled

Ethical considerations of the currently-existing board-of-directors-only private FB group – what is the alternative?

Email & USPS – including how communityscro@gmail.com should be used

Newsletter

Branding/marketing considerations including consistent use of SCRO's legal name – fully disengage from the "HOA" label

Assignment and Review of Related Action Items

Top Priorities for the Year

Discussion: Board priorities

Each board member identifies their top 4 priorities for the year. Suggestions include but are not limited to:

Review/update of mission statement & bylaws

Economic development & growth

Wildfire mitigation

Legal counsel on retainer

Increasing organizational revenue

Confirming the impotency of the SCRO covenants

Access to property insurance

Efforts to liaison with the county government (e.g., land use, shipping containers, road maintenance, tiny house movement)

Clean out and archive contents of storage locker

Financial audit

Housing insecurity

(continued on next page)

Property security (abatement of theft/trespassing)
Social connection (get to know your neighbors)
Fundraising for charitable organizations
Emergency response strategic planning
Improved access to emergency services (LE, Fire, EMS)
Improved access to water
Improved access to trash service
Improved access to fuels (firewood, wood pellets, propane)

Identify the collective top priorities; identify “first steps” that can be taken in the next month

Assignment and Review of Related Action Items

Events Calendar

Discussion: Types and quantity of events to be scheduled

Assignment and Review of Related Action Items

Budget & periodical filings with the Secretary of State

Discussion: Process for establishing the annual budget and tracking & reporting adherence, and status of filings with the SOS

Assignment and Review of Related Action Items

Future Board Meetings

Discussion: Date, time, and format of board meetings

Is the 8:30-10:00am time acceptable, always on Zoom?

Dates & focus (1st Thursdays):

September 4, 2025 – finish business carried over from August board meeting
October 2, 2025 – TBD
November 6, 2025 – TBD
December 4, 2025 – TBD
January 8, 2026 (2nd Thursday due to holiday) – TBD
February 5, 2026 – plan for Aug annual meeting
March 5, 2026 – TBD
April 2, 2026 – TBD
May 7, 2026 – TBD
June 4, 2026 – TBD
July 2, 2026 – TBD

Written report to be submitted by the treasurer to the president no later than one week before each board meeting from treasurer showing new financial activity and current financial status of organization. The report will be included in the agenda packet and will be reviewed during the board meeting.

Assignment and Review of Related Action Items

Review of Action Items

Adjourn

About Zoom

[Zoom link](#)

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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.