

Sangre de Cristo Ranch Owners, Inc.

www.scrocommunity.org



2026 Annual Meeting and Election Information Packet

Annual Meeting: Saturday, August 8, 2026, 3-6pm MDT

Fort Garland Museum Mess Hall and on Zoom (hybrid format)

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July 13, 2026

Sangre de Cristo Ranch Owners, Inc. (SCRO)
P.O. Box 398
Ft. Garland, CO 81133

Dear SCRO Member:

Thank you for your continued support of SCRO and its efforts to foster a sense of community among neighbors in the Sangre de Cristo Ranches!

Our annual meeting is scheduled for Saturday, August 8, 2026, from 3:00-6:00pm MDT. The meeting will be held in a hybrid format, meaning people may attend in person or via the internet:

- In person: Fort Garland Museum Mess Hall, food will be provided
- Via the internet:
 - Zoom link: <https://tinyurl.com/prer5uav>
 - Zoom meeting ID: 834 9260 1289
 - Zoom passcode: 543203
 - See meeting agenda for detailed instructions on using Zoom

We will be voting on board members for the upcoming year, on the approval of meeting minutes, and on four bylaws amendments. The vote is being conducted via written ballot ahead of the meeting and the results of the voting will be announced during the annual meeting. Please note that no voting will occur on these matters DURING the annual meeting.

Any household/business that was a SCRO member in good standing as of May 31, 2026, 11:59pm MDT, is eligible to submit a ballot. Returned **ballots must be received** by SCRO no later than **August 4, 2026, 7pm MDT**. Members are allowed to submit one ballot per SCRO membership purchased (typically one ballot per household/business/parcel).

Detailed information about the ballot questions and about the meeting is contained in the Annual Meeting Agenda Packet, which can be downloaded from the home page of SCRO's website (www.scrocommunity.org). You may request that a printed copy of the ballot be mailed to you (time permitting).

You may submit your ballot either by email or by USPS. If you are sending your ballot by USPS, please send the signed ballot to the mailing address shown in the header (above). Make sure to allow enough time for your ballot to travel through the rural postal system.

If you are sending your ballot via email, please scan the signed form and attach it to your email. Alternatively, you may summarize the text from the ballot, along with your responses, into the body of the email. Then, send your ballot to CommunitySCRO@gmail.com. Your email address must be the one that received the ballot or that was associated with your 2025-2026 membership dues.

Thank you for your involvement!

Sincerely,
SCRO Board of Directors

**Sangre de Cristo Ranch Owners, Inc.
Voting Ballot due August 4, 2026, at 7pm MDT**

Member name (as shown on the property deed): _____

Parcel number: _____

Ballot Item #1: Vote for no more than seven (7) board member candidates:

☐ Nancy Frase	☐ Josabeth (Jo) Way
☐ Brandy Ryan	☐ Dagmara (Mara) Rodriguez-Walters
☐ Margie Palmer	☐ Greg Crowell

Ballot Item #2: Vote for no more than two (2) president/vice-president candidates:

☐ Nancy Frase	☐ Josabeth (Jo) Way
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Ballot Item #3: Vote whether to approve the minutes from the August 2nd, 2025, annual membership meeting:

☐ Yes	☐ No
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Ballot Item #4: Vote whether to approve the minutes from the November 1st, 2025, quarterly membership meeting:

☐ Yes	☐ No
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Ballot Item #5: Vote whether to approve the minutes from the January 31st, 2026, quarterly membership meeting:

☐ Yes	☐ No
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Ballot Item #6: Vote whether to approve the minutes from the May 2nd, 2026, quarterly membership meeting:

☐ Yes	☐ No
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Ballot Item #7: Vote whether to approve the bylaws amendment pertaining to the process for establishing a quorum for membership meetings:

☐ Yes	☐ No
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Ballot Item #8: Vote whether to approve the bylaws amendment pertaining to the process for conducting membership votes via written ballot:

☐ Yes	☐ No
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Ballot Item #9: Vote whether to approve the bylaws amendment requiring annual elections to be conducted via written ballot:

☐ Yes	☐ No
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Ballot Item #10: Vote whether to approve the bylaws amendment pertaining to membership terms:

☐ Yes	☐ No
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Ballot Item #11: Vote whether to approve the bylaws amendment pertaining to use of SCRO's debit card:

☐ Yes	☐ No
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Signature of person filling out the ballot: _____ **Date:** _____

Information about the Ballot Items

A quorum will be established if at least six SCRO members (e.g., households/businesses) and at least four board members (individual people) from the 2025-2026 term participate in the vote. Households/businesses that include sitting board members may count toward the six SCRO members.

Ballot Item #1: Vote for no more than seven (7) board member candidates

Members are to vote for no more than seven (7) board member candidates. The seven who receive the highest votes will be seated. Write-in names will not be considered. The bio for each of the candidates is provided in a subsequent section of this document.

Please note: This year, there are only six board member candidates listed in Ballot Item #1. This means that no seat is contested and all six candidates will be seated on the 2026-2027 board with one vacancy remaining. This vote is strictly a formality.

Ballot Item #2: Vote for no more than two (2) president/vice-president candidates

Members are to vote for no more than two (2) president and vice-president candidates. Write-in names will not be considered. To be listed as a candidate in Ballot Item #2, the candidates must also be listed as a candidate for Ballot Item #1 and must have indicated they are willing to fill the president and/or vice-president office.

The candidate who receives the highest number of votes will be the president for the 2026-2027 term; the candidate who receives the second highest number of votes will be the vice-president for the same term. Any votes cast in Ballot Item #2 for a candidate who was not selected as a board member in Ballot Item #1 will not be counted.

If the person receiving the highest number of votes does not wish to be president but would prefer to be vice-president, they may choose to decline the position of president and accept the position of vice-president.

In the case of a tie, the 2026-2027 board will break the tie in a subsequent board meeting. The secretary and the treasurer will be appointed by the 2026-2027 board from among the 2026-2027 board members.

Ballot Items #3-6: Vote whether to approve the minutes from the [date] annual/quarterly membership meeting

During the 2025-2026 term, there has not been a quorum at any of the membership meetings. Thus, none of the meeting minutes from the past 12 months have been approved. These draft minutes, and the associated video recordings, can be found on SCRO's website (www.scrocommunity.org, Calendar → Membership meetings).

Ballot Item #7: Vote whether to approve the bylaws amendment pertaining to the process for establishing a quorum for membership meetings

In the current bylaws, 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

In the current bylaws, it is unclear how “members” is defined. Is a “member” the entity that owns the lot (usually a household or a business)? Or, are “members” the individual humans associated with the household or business (for example, a husband and wife)? If an entity owns more than one lot in the Ranches and has purchased more than one SCRO “membership” (one membership per parcel), does each membership (parcel) count towards the quorum? Do households that include a board member get counted as a “member” or are they excluded because they are already counted in the “board member” part of the quorum formula?

In April of 2026, the board agreed upon an interpretation of the related bylaws that is being followed for the 2026 election and annual meeting. The board is now asking the membership to amend the bylaws to resolve this ambiguity. The following is an accounting of the sections of SCRO’s bylaws that are related to this issue, as well as the proposed changes associated with this proposed amendment.

Bylaws Article I, Section 5 [add text]

“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. *If multiple natural and/or artificial persons are listed as owners on a property’s deed, the persons, collectively, shall be considered a single owner.*”

Bylaws Article I, Section 6 [no change]

“The term MEMBER shall mean an owner as described in Article 1 Section 5 whose dues to SCRO are paid up to date.”

Bylaws Article II, Section 1 [delete text]

“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.”

Bylaws Article IV, Section 3 [add text]

“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. *Members (e.g., households or businesses) associated with a board member who is counted as part of the Board quorum shall not be counted as part of the non-Board quorum. Members who are associated with multiple parcels shall be counted only one time when determining the membership quorum.* 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.”

Bylaws Article VI, Section 4 [no change]

“Four (4) members of the seven (7) shall constitute a quorum at Board Meetings.”

Ballot Item #8: Vote whether to approve the bylaws amendment pertaining to the process for conducting membership votes via written ballot

Votes taken via written ballots allow more members to participate than votes taken during a membership meeting. Currently, there are no guidelines provided by the bylaws on how a vote taken via a written ballot should be administered. The board is asking the membership to amend the bylaws to resolve this ambiguity. The following is an accounting

of the sections of SCRO's bylaws that are related to this issue, as well as the proposed changes associated with this proposed amendment.

Article III, Section 3 (concerning membership voting) [new section]

"Membership votes may be conducted via written ballot. In such an event, the vote shall be conducted in the following manner:

- a) A board-approved information packet pertaining to the vote will be made available to all members at least 30 days ahead of the date returned ballots are due. The packet will include, at a minimum, the following information:
 - 1) The ballot form,
 - 2) The date, time, and location of the membership meeting during which the results of the vote will be published,
 - 3) The eligibility date and time of the vote, which is the point in time by which a SCRO member must be in good standing to be eligible to participate in the vote; this determines who, at a minimum, shall have access to the information packet,
 - 4) The date and time by which returned ballots must be received,
 - 5) The means by which ballots may be returned (e.g., USPS, email, in person, online voting), including mailing addresses, email addresses, web addresses, etc.,
 - 6) Special instructions that, if not followed, could cause a ballot to be rejected,
 - 7) Additional information about the ballot items that will assist members with their voting; this information must be presented in a balanced and neutral manner.
- b) A documented procedure shall be followed to ensure returned ballots are authenticated (e.g., signatures, use of confirmed emails, passcodes) and to ensure only one vote per eligible voting share is counted.
- c) A documented procedure shall be followed to ensure the integrity of the vote-collecting, vote-counting, vote-tallying, and vote-reporting processes.
- d) The participation of six (6) non-Board MEMBERS and a quorum of the Board shall constitute a quorum for that vote. Members (e.g., households or businesses) associated with a board member who is counted as part of the Board quorum shall not be counted as part of the non-Board quorum. Members who are associated with multiple parcels shall be counted only one time when determining the membership quorum.
- e) A simple majority vote of the members participating shall prevail for any question raised before the membership body via a written ballot."

Article III, Section 4 (concerning membership voting) [new section]

Any given membership vote must be conducted either exclusively in a meeting or exclusively via a written ballot to facilitate a consistent voting experience among those voting.

Article IV, Section 4 (concerning voting during membership meetings) [no change]
“A simple majority vote of the members present, shall prevail for any question raised before the membership body.”

Ballot Item #9: Vote whether to approve the bylaws amendment requiring annual elections to be conducted via written ballot

Votes taken via written ballots allow more members to participate than votes taken during a membership meeting. Currently, the bylaws require that the annual elections occur during the annual meeting with allowances for written proxy votes and/or absentee ballots. Also, the quorum is to be determined based on who attends the annual meetings rather than by who participates in the vote.

While it is certainly possible for the elections to be conducted in a manner that complies with Article V, Section 2 of the current bylaws, the bylaws do not provide any guidance on how to utilize proxy votes or absentee ballots. Furthermore, determining a quorum based on meeting attendees when the vote has involved other forms of voting is logistically problematic.

Voting that uses a mix of voting methods also creates a risk to the integrity of the vote because it does not allow time to confirm the authenticity of returned ballots and to confirm only one vote per voting share is counted. Finally, the bylaws do not currently indicate when the newly elected board members assume their positions.

For this year’s election, the board chose to conduct the entire vote via “absentee ballot” rather than via a mixed format. This addresses the above concerns. The board is now asking the membership to amend the bylaws to require that the annual elections be conducted via written ballot ahead of the annual meeting. This following is an accounting of the proposed changes to SCRO’s bylaws related to this issue.

Article V, Section 2 [repeal entire section]
~~“The members of the Board of Directors shall be elected annually at the Annual Meeting by the membership in attendance, by written Proxy vote or by absentee ballot. Qualified voters are members of the SCRO in good standing as of that date.”~~

Article V, Section 2 [new section, reuse section number]
“The members of the Board of Directors shall be elected annually ahead of the Annual Meeting by the membership via written ballot. The term of board members and officers shall run from the adjournment of the current Annual Meeting to the adjournment of the next Annual Meeting.”

Ballot Item #10: Vote whether to approve the bylaws amendment pertaining to membership terms:

Membership terms are not defined in the governing documents. This has caused much confusion regarding memberships and membership payments. Thus, the board is asking the membership to amend the bylaws to resolve this ambiguity. The following is an accounting of the proposed additions to SCRO’s bylaws related to this issue.

Article II, Section 2 (concerning membership) [new section]

“Membership terms shall run from the adjournment of one Annual Meeting to the adjournment of the next Annual Meeting. New memberships are prorated as follows:

- a) 100% through the adjournment of the first quarterly membership meeting in late October or early November (or 11:59pm on October 31st if no such meeting occurs),
- a) then 75% through the adjournment of the second quarterly membership meeting in late January or early February (or 11:59pm on January 31st if no such meeting occurs),
- a) then 50% through the adjournment of the third quarterly membership meeting in late April or early May (or 11:59pm on April 30th if no such meeting occurs),
- a) then 25% through the adjournment of the annual membership meeting in early August (or 11:59pm on July 31st if no such meeting occurs).”

Article X, Section 1 [add/replace text]

“The Board of Directors may, from time to time, determine the annual dues of the membership dues should be increased. If such an increase is deemed appropriate by the Board, the change will be proposed and presented ahead of or at the Annual Meeting and a vote of the attending eligible members will be called for to either support or defeat the proposed dues increase. If the proposal is approved during the Annual Meeting the The dues increase will become effective on the first day of the fiscal year immediately following with the first adjournment of an Annual meeting that occurs after the conclusion of the vote. To clarify, an increase approved during an Annual Meeting would become effective at the adjournment of that same meeting.”

Ballot Item #11: Vote whether to approve the bylaws amendment pertaining to use of SCRO's debit card:

The board has recently acquired a debit card to facilitate online payments and purchases. The bylaws require that two signatures are required for a check. However, due to the nature of online transactions, requiring hands-on involvement of a second person for the debit card usage is not feasible. The board is requesting that the membership approve the addition of an accountability procedure for debit card usage to the bylaws. The following is an accounting of the proposed additions to SCRO's bylaws related to this issue.

Article IX, Section 5 [add text]

“...Checks shall be signed by at least two (2) Board members according to the Board's prior decision. All debit card transactions shall be itemized in the minutes of the board meeting immediately following the transaction.”

Candidate Bios

Nancy Frase (current board president)

In March of 2022, Nancy became invested in the Ranches community when she purchased her property on Burnham Road. She currently lives in Northern Colorado with her 94-year-old mother. Her intention is to move to the Ranches once her mother no longer needs her support.

As the first SCRO president who is not a current resident of the Ranches, she is breaking a long-held tradition. However, that allows her to represent the multitude of non-local landowners who have been historically under-represented in SCRO. Nancy believes it is important that SCRO is accessible to everyone it purports to benefit. As president, her focus is primarily on transparency and efficacy.

Nancy is a Colorado native, born in the Denver area. When she was nine years old, her family moved to the panhandle of Nebraska and became farmers. They grew dryland wheat and raised pigs and chickens.

When she was 17, Nancy's family moved back to northern Colorado. A few months later, she “flew the coop”. She lived in Oklahoma for a couple of years, then in the Washington, DC area for almost a decade. In 1997, she moved back to Colorado and has been here ever since.

Her professional background includes farming, construction, heavy equipment operations, school bus driving, software development, project management (specializing rehabilitating high-profile/high-risk technical projects), land use consulting, piano instruction (specializing in working with students with special needs), mental health counseling (specializing in supporting special victims), and research on spiritual development across the lifespan.

In her younger years, Nancy volunteered for more than a decade as an EMT and fire fighter, and she rode her various motorcycles all over the country. Across her adulthood, she has led many non-profit entities. In the town of which she is currently a resident, she is on the planning commission and on the ad hoc charter review committee. Last – but not least – many years ago, she wrote the first book ever published on bungee jumping!



Josabeth (Jo) Way (current board vice-president)

Jo is rooted in servant leadership and brings to the Ranches her experiences from a lifetime spent serving under-represented communities. Over the past 20 years, she has made a meaningful impact in non-profit organizations, leading program development and management efforts for diverse populations, including individuals with mental illness, aging adults, Transitional Age Youth (TAY), domestic violence survivors, children in Early Intervention (EI), and individuals with Intellectual and Developmental Disabilities (IDD). She also has professional experience as a Human Resources Consultant (SHRM-CP), during which she supported growing businesses in compliance, risk management, documentation, ethics, and creating win-win solutions. She is currently licensed in real estate as an Associate Broker.

Outside of work, Jo enjoys exploring the beauty of Colorado. She is a proud grandma, wife to a hilarious Navy vet, Christian, and



bilingual. She is a lover of glamping, mountain views, and all things food. She was born in El Salvador and raised in the gritty streets of Los Angeles. Her love for family and authentic Salvadoran food manifests in frequent trips to California and Texas.

Jo and her husband moved to Colorado Springs in 2018 and settled in the San Luis Valley in 2022. Having owned property in the Ranches for several years, they are deeply rooted here. This is home. Jo is passionate about supporting the Ranches and surrounding communities. She understands the challenges her neighbors face and is actively involved in the design and implementation of solutions.

Brandy Ryan (current board secretary)

Brandy is a Colorado native. She recently purchased her 5-acre parcel in the Sangre De Cristo Ranches and plans to introduce permaculture with an emphasis on responsible land stewardship within the coming year. Brandy maintains a strong sense of independence through off-grid living and self-sustenance while desiring to share her experience and learn from others within an inter-dependent community. She believes that building generational wealth while protecting and utilizing natural resources can be done while fully embracing the Spirit of the “Wild West” and one’s own freedom to live creatively.



Professionally, Brandy works seasonally as Hospitality Coordinator and Chef for Twisted Tine Outfitters, LLC. She is active in the Hunting & Adventure Tourism Community and her experience with clubs and committees includes serving as Secretary of her 4-H group as a youngster.

Dagmara (Mara) Rodriguez-Walters (current board treasurer)

Mara came to the United States from Cuba when she was six years old. Growing up in Miami, Florida, she was immersed in a vibrant mix of cultures that fueled her passion for creativity and service. Five years ago, she embraced a new chapter by moving to Colorado to live off-grid, where she deepened her connection with nature and honed her sense of resourcefulness.

With over 30 years of experience in health services administration, Mara has dedicated her career to optimizing patient care, streamlining operations, and leading multidisciplinary teams. Her journey in administration has taught her the importance of empathy, strategic planning, and continuous improvement—qualities that she brings to every project she undertakes.



Eight years ago, Mara channeled her lifelong love of art and design into a second profession as an interior designer. Today, she combines her administrative expertise and artistic instincts to create spaces that are both functional and inspiring. Whether she’s collaborating with homeowners, developers, or corporate clients, she strives to deliver thoughtful solutions that reflect each client’s personality and needs.

Beyond her professional pursuits, she is a proud mother of two beautiful girls, and a grandmother to a wonderful, amazing boy. Family is at the heart of everything she does, and their support fuels her drive to excel. She is also an avid traveler, exploring new destinations during the year to gain fresh perspectives, draw creative inspiration, and rejuvenate her spirit.

Mara’s multifaceted background—rooted in health services, enriched by design, and balanced by family life—allows her to approach challenges with empathy, innovation, and dedication. She looks

forward to continuing to grow both personally and professionally, crafting meaningful experiences for the people and communities she serves.

Margie Palmer (current “at large” board member)

Margie, along with her husband Tim, are seasonal residents of the Sangre de Cristo Ranches, having purchased property in 2017 and built their cabin over the next 5 years. 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’ when they found the Ranches. During the colder months, they now make their home in Central Florida.

Margie's experience includes a number of years as Banquet Manager for a regional hotel & convention center and later as bookkeeper for a local Lewiston business. Margie is currently a Real Estate Broker Associate with 12 years of experience. She represents both buyers and sellers and particularly enjoys assisting veterans and first-time buyers achieve the American Dream of home ownership.

She is a proud ‘Navy Mom’ of son Tim Jr., a Navy helicopter pilot, and daughter Merrilee, a Navy Surface Warfare Officer. Merrilee is also a landowner in the ranches, having purchased her property in 2023. Each of Margie’s three granddaughters have enjoyed a summer vacation ‘on the mountain’ at the Palmer cabin.



Greg Crowell

Greg discovered his love for Colorado during a family vacation as a teenager, a connection strong enough to bring him back permanently at age 22 after earning his BSEE from Purdue University. He built a successful career along the Front Range as an engineer and manager with leading high-tech companies including Intel, AT&T, NCR, and Hyundai. Later in his professional journey, Greg earned the Chartered Financial Analyst designation and went on to support small businesses in securing capital financing.

An avid outdoorsman, Greg spends much of his free time hiking, biking, and canyoneering throughout the Southwest. He has summited Colorado’s one hundred highest peaks and explored trails across Peru, Bolivia, Alaska, Montana, and Wyoming.

Greg and his wife, Kathy, purchased property in the SDCR in 2006 and completed their home in 2013. Today, they proudly call Costilla County home and deeply value its natural beauty, rich history, and vibrant culture.

Greg hopes to contribute to the SCRO organization by strengthening relationships within the local community, collaborating with public officials, and expanding access to the remarkable natural environment that defines the region.



Annual President's Report

Welcome! The past year has been such an interesting experience for me as SCRO's president, especially as we marked SCRO's 40th birthday this summer. The board's focus this year has been on breathing new life into SCRO and creating an organizational infrastructure capable of supporting SCRO's future endeavors. Additionally, considerable resources have been spent on addressing a loss of access to water for cisterns, the complete restaffing of the sheriff's office in the wake of criminal charges, and the ever-growing risk of wildfires. It has been a busy year! It is with great pleasure that I recap what our board has accomplished this year.

Subdivision entrance signs – “SCRO Beautification Days”

In June (2026), SCRO led the restoration of the six entrance signs for the Sangre de Cristo Ranches subdivision. The effort required three community workdays and the involvement of board members, general members, and community members. SCRO was able to contribute \$2K to cover the cost of materials. A special “thank you” goes out to each of you who took part, it could not have happened without you:

- Project management:
 - Troy and Jo Way
- Hands-on volunteers:
 - Chris & Janie Frances
 - Chris Schmidt
 - Glen & Mara Walters
 - Greg Crowell
 - Ian Jouett
 - Russ Clark
 - Victor Vick
- Equipment:
 - JC Weir
 - John Baich
 - Michael Bringham
 - Mike Powell
- Gravel delivery:
 - Carson Construction



Transparency & accountability

- Moved to an online format for all membership meetings, board meetings, and board work sessions to increase accessibility for all members and the general public
- Moved to hybrid format for the annual membership meeting to provide access to all members and the general public while maintaining the sense of community facilitated by face-to-face contact
- Began posting the video recordings of all membership meetings on the website so they are accessible by all SCRO members as well as members of the public

- Have created the opportunity for SCRO members, and members of the general public, to provide public comment at the beginning of all board meetings and work sessions
- Shut down the old SCRO Facebook group that had been open only to SCRO board members due to concerns about board discussions occurring in secrecy
- Established and implemented a process for conducting the 2026 board elections in a fair and transparent manner
- Brought to the membership for a vote on multiple proposed bylaws amendments that are designed to improve transparency, consistency in voting processes, accountability, and better representation of all SCRO members
- In the process of sorting 40 years' worth of SCRO documents that had been disintegrating in the storage unit; important and historical documents will be scanned or otherwise preserved

Communication

- Rebuilt SCRO's website (www.scrocommunity.org), which was two years out-of-date and contained minimal information about the organization's activities
- Launched a fabulously engaging SCRO Facebook page (SCRO Board – Sangre de Cristo Ranch Owners, Inc.) that has continued to provide valuable, timely, and informative information about SCRO and about the community in general
- Brought the membership roster/database up to date
- Clarified the policy regarding membership dues (start/end dates, pro-rating); the existing policy (or the lack thereof) had created confusion and serious conflict for many years
- Brought the new membership dues policy to the membership for approval

Fiscal responsibility

- Brought the financial books up to date, resolving a \$1,500 discrepancy
- Cleaned out SCRO's storage unit, which eliminated a \$720/yr expense
- Reviewed and adjusted existing insurance policies to better align with SCRO's needs and budget, which reduced the annual expense for insurance from \$2,740/year to \$1,817/year
- Obtained a SCRO debit card so that individual board members no longer have to pay online transactions with their own credit cards and later receive reimbursement
- Brought to the membership for a vote a policy regarding accountable use of the new debit card

Community

- Established working relationships with:
 - Fort Garland Water and Sanitation District (FGWSD)
 - Water Division 3 of the Colorado Division of Water Resources (DWR)
 - Rio Grande Headwaters Restoration Project (RGHRP)
 - Colorado State Forest Service (CSFS)
 - Costilla County Office of Emergency Management (OEM)
 - Costilla County Sheriff's Office (CCSO)
 - Three former SCRO presidents
 - News media (Colorado Sun and Denver Channel 9 News)

- Semi-local private businesses and public agencies who were able to provide water for cisterns during the water crisis
 - Private individuals who have been and/or are working to establish perpetual and reliable access to water for cisterns
- Engaged a water rights attorney (\$7K+ expenditure) to determine the rights of the community when local access to water for cisterns was shut off
- Advocated for the restoration of access to water for cisterns
- Hosted the following community presentations:
 - Pat McDermott, staff engineer for Water Division 3 of the Colorado Division of Water Resources (DWR) on the various options our community might have for finding a relatively sustainable source of water for cisterns (Oct 16, 2025, board work session)
 - Daniel Boyes, Executive Director of the Rio Grande Headwaters Restoration Project (RGHRP) on the Costilla County Wildfire Ready Action Plan (WRAP) & Community Wildfire Protection Plan (CWPP) (Nov 1, 2025, quarterly membership meeting)
 - Adam Moore, Supervisory Forester, Alamosa Field Office, Colorado State Forest Service, and Daniel Boyes (RGHRP) on the status of the WRAP/CWPP project and on wildfire mitigation (May 2, 2026, quarterly membership meeting)
 - Lucas Casias, Emergency Management Coordinator, Costilla County Office of Emergency Management (OEM) on the purpose and function of OEM (May 2, 2026, quarterly membership meeting)
 - Joe Smith, Costilla County Interim Sheriff on the status of the rebuilding of the sheriff's office (May 2, 2026, quarterly membership meeting)
 - Kirk Taylor (R) and Paul Quintana (I), candidates for Costilla County Sheriff, on their individual qualifications and strategies for office (May 2, 2026, quarterly membership meeting – all candidates for sheriff were invited)
- Hosted/supported the following social and outreach events:
 - Casual Night Out at Lu's Diner in Blanca (Dec 6, 2025)
 - Hot cocoa booth at the San Luis Tree Lighting (Nov 22, 2025)
 - Refreshments table at the Founders Day 5k Color Run (Apr 18, 2026)

2026-2027 priorities

The board has expressed alignment in their desire to move forward on a number of fronts. Here are some of the topics that are currently being discussed for future implementation:

- Conduct all quarterly and annual membership meetings in a hybrid format (in-person and online)
- Relaunch the Piñon newsletter
- Establish and follow an annual budget
- Create a strategic plan for shifting from a 501(c)(4) to a 501(c)(3) corporation to allow SCRO to apply for grants
- Continue working with local agencies to strengthen the community's position in relation to fire mitigation, emergency response, and access to water
- Develop a robust information repository for people who are considering purchasing property in the Ranches, who own property in the Ranches, and who provide services/products to those who own property in the Ranches

- Create a comprehensive and active liaisonship between members of the Ranches and local governmental agencies to facilitate bi-directional awareness and communication

In closing, I want to thank the board members – those who handed us the reins a year ago, those who have been a board member at some point in the past year, and, especially, those who continue to be an active part of the board. I am repeatedly astounded by the gifts and talents the current board members bring to the organization. They are incredibly qualified and hardworking. It is a blessing to be able to delegate an entire project to any one of them, knowing the project is in capable hands and will get done well. I am honored to serve alongside each of them, and I thank them for their great effort. I look forward to seeing what happens in the next year!

Warmly,

Nancy Frase, President

Annual Financial Report – 2025 (12 months)

Profit and Loss Report for the period of 01/01/2025 to 12/31/2025

Generated by casadelc@4602@gmail.com on 2026-04-12 17:37

Account Number	Account Name	Amount
Income		
4000	Contributions Income	4,141.01
	Total Income	4,016.01
Expense		
5100	Bank Fees	17.46
5150	Donations to nonprofits	100.00
5300	Office Supplies	127.50
5301	Accounting Software	2,515.00
	Total \$500 - Office Expenses	2,642.50
5500	Meeting expense	872.25
5600	Events	101.94
5604	Legal Consulting Fee	7,372.32
5401	Secretary of State	100.00
5403	Storage	720.00
5404	Insurance & Bonding- Liability Ins	2,402.00
	Total Expense	14,328.47
	Net Income (Loss)	-10,187.46
Summary		
	Beginning Fund Balance	\$32,103.08
	+ Other Fund Balance Movements	\$0.00
	+ Net Income / (Loss)	(\$10,312.46)
	Ending Fund Balance	\$ 21,790.62

Annual Financial Report – 2026 (6 months)

Profit and Loss Report for the period of 01/01/2026 to 06/30/2026

Generated by casaledio64602@gmail.com on 2026-06-30 12:35

Account Number	Account Name	Amount
Income		
4000	Contributions Income	475.00
	Total Income	475.00
Expense		
5300 - Office Expenses		
	Office Supplies	407.83
	Business Advertising	66.38
	Total 5300 - Office Expenses	474.21
5301	Accounting Software	594.00
5500	Meeting Expense	175.00
5600	Events	25.00
	Events	1,942.42
	Total 5600- Events	1,967.42
Annual Expense		
5404 - Insurance & Bonding	Insurance & Bonding	1,876.05
	Total 5400 - Annual Expenses	1,876.05
	Total Expense	3,210.63
	Net Income (Loss)	-2,735.63
Summary		
	Beginning Fund Balance	\$21,790.62
	+ Other Fund Balance Movements	\$0.00
	+ Net Income / (Loss)	(\$4,611.68)
	Ending Fund Balance	\$17,178.94

Annual Membership Report

SCRO Membership Roster Summary

Reporting Period: 2025- 2026

Last Updated: June 30th, 2026

Membership at a Glance

Category	Total
New Members This Year	<u>11</u>
New Member Last Year	<u>12</u>
Returning Members	<u>38</u>
Total Membership	<u>61</u>

Membership Growth

Beginning of Reporting Period	<u>38</u>
Ending of Reporting Period	<u>61</u>

Membership History

New Members Added 2025-2026	<u>23</u>
Members Lost 2024-2025	<u>33</u>
Member Lost 2023-2024	<u>63</u>

Sangre de Cristo Ranch Owners, Inc. Membership Meetings	Zoom meeting ID: 834 9260 1289 Zoom passcode: 543203
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**SCRO Membership Annual Meeting (Summer 2026)
Saturday, August 8, 2026, 3:00-6:00pm**

**Fort Garland Museum & Cultural Center: Mess Hall
29477 Hwy 159, Fort Garland, CO**

– and –

On Zoom

Zoom link: <https://tinyurl.com/prer5uav> (see attachment titled “About Zoom” for instructions)

The general public is welcome to attend this meeting and to participate in any, and all, presentations and discussions. Only SCRO members may participate in votes

Agenda Packet

Doors open & Zoom launches at 2:45pm

If you are attending in person, please sign the sign-in sheet as you enter. You are welcome to pay your dues for the upcoming year, if you wish.

If you are attending via Zoom, please note your name, and your relationship to the community, in the Zoom chat.

Food service (3:00)

For those attending in person, please serve yourself some food, say “hi” to your neighbors, and find a seat.

Call to order (3:15)

Welcome to all!

This meeting is a hybrid-format meeting, meaning that attendees may attend in person or via Zoom. The meeting is being audio- and video-recorded and will subsequently be published to a publicly accessible website. If you are on Zoom, please keep your mic muted except when you are actively speaking. This will help manage background noise.

Community members may participate in any discussion that occurs during this meeting even if they are not a member of SCRO. Each time you are recognized and invited to speak, please state your name and your relationship with the community. Then, begin your comments. Comments are to be respectful (i.e., no personal attacks) and relevant to the Sangre de Cristo Ranches community.

Town hall (~3:15 to 4:00/4:30)

Community leaders and local political candidates will be invited to participate in brief interviews or to give brief presentations; the lineup will be published to SCRO's website closer to the date of the meeting.

Roll call (immediately following the town hall)

Six non-board members and four board members are required for a quorum.

Board Members

President: Nancy Frase

Vice-President Josabeth (Jo) Way

Secretary: Brandy Ryan

Treasurer: Dagmara (Mara) Rodriguez-Walters

At Large Member: Margie Palmer

At Large Member: Vacant

At Large Member: Vacant

SCRO Members

Board Member Rodriguez-Walters will conduct a roll call of the SCRO members

Confirmation of a quorum

Board Member Ryan will determine if there is a quorum

Review of agenda

Discussion: Consider requests for modifications to the agenda

Results of the written ballot vote

Announcement: The results of the written ballot conducted in the weeks prior to this annual meeting (ballots due Aug 4th) will be announced by Board Member Rodriguez-Walters.

Financial and membership reports

Discussion: Board Member Rodriguez-Walters to review the financial and membership reports contained in this information packet.

Plural memberships

Discussion: Board Member Frase to lead a discussion on plural memberships (see attachment titled, "Plural Memberships"). Currently, there is a discrepancy between the articles of incorporation and the bylaws concerning voting rights. The board is asking for input from the membership on how to resolve this issue. Please find the conflicting text below:

Restated Articles of Incorporation (1993), Fifth Article: "...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."

SCRO Bylaws (2024), Article III, Section 1: “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.”

Announcements

Board vacancy

Let us know if you are interested in applying to be a board member candidate as there is currently a vacancy.

Board meetings (public welcome)

The next regular board meetings are:

- Thursday, Aug 6th, 8:30-10:00am on Zoom (before the annual meeting)
- Thursday, Sep 3rd, 8:30-10:00am on Zoom (after the annual meeting)

Social activities:

The next social event is tentatively scheduled for Saturday, Sep 12th at 10:00am: “Skills Share Day” – let us know if you have any off-grid skills you would like to share!

Membership meeting (public welcome):

The next quarterly membership meeting is tentatively scheduled for Saturday, October 31st at 10:00am.

Community Input on topics not included in the agenda

Community members may speak even if they are not a member of SCRO. When you are recognized, 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.

Board member comments on topics not included in the agenda

Board members may respond to community input and/or provide any supplemental information or announcements.

Adjourn

The newly-elected board members will meet briefly immediately following the annual meeting for organizational purposes.

Attendees are welcome to stay and visit with their neighbors and help clean up the mess hall until 6:00pm

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.

Plural Membership

Working definitions:

Lot: One legal lot in the Sangre de Cristo Ranches subdivision

Owner: Natural persons (individual humans) or artificial persons (corporations, LLCs, LLPs, estates and the like) who are listed as the legal owner(s) of a given lot

Agent: Natural persons who are authorized to vote on behalf of the lot owner(s); the agent can be someone who not an owner or co-owner of the lot as long as such authorization is recorded within SCRO's written records

Member: The lot owner as a unit ("Sally and David Brown"), there is a one-to-one relationship between owners and members.

Membership: There is a one-to-one relationship among memberships, voting shares, and ballots (see attachment titled, "Membership Structure"), with a limit of 5 memberships per member. Each membership requires a payment of \$25/year (prorating applies).

Restated Articles of Incorporation (1993), Fifth Article

Membership in SANGRE DE CRISTO RANCH OWNERS, INC., shall be limited solely to person, 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 whether or not said lot or lots in existence as of the date of the incorporation of SANGRE DE CRISTO RANCH OWNERS, INC. 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. In the event any lot is owned or being purchased by two or more persons, and if a certificate of membership is issued by SANGRE DE CRISTO RANCH OWNERS, INC., a single certificate shall be issued in the names of all the said owners. In any event, where there is a multiple ownership of a lot, the owners shall designate one of their members who shall have the power to vote at meetings of SANGRE DE CRISTO RANCH OWNERS, INC., whether or not evidence by a certificate, shall have such rights, privileges, limitations, prohibitions, restrictions and other attributes as are provided for in the by-laws of SANGRE DE CRISTO RANCH OWNERS, INC.

SCRO Bylaws (2024)

Article I: Recitals and Definitions

Section 5. 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.

Section 6. 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: Membership

Section 1. 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: Membership Voting

Section 1. 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.

Outstanding issues

Should we allow “members” (household, business, etc.) who own multiple lots to purchase multiple memberships (up to five), which would allow them to submit multiple votes during a membership vote?

- If not, the articles of incorporation and the bylaws must be amended to reflect that decision.
- If so, the following questions need to be answered:
 - Would the membership fee (currently \$25) be for each member (owner) or for each membership (parcel)?
 - If an individual wholly owns one parcel (owner = “Kathy Adams”) and is a part-owner of another parcel (owner = “Kathy Adams & children”), are those two owners considered separate entities and separate “SCRO members”? If so, Sally Smith would have influence over two votes (or more if either of those “owners” owned multiple parcels).
 - When determining quorums, are we counting “members” or “memberships”?

Membership Structure

