

<p>Sangre de Cristo Ranch Owners, Inc. Board of Directors Meetings</p>	<p>Zoom meeting ID: 834 9260 1289 Zoom passcode: 543203</p>
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SCRO BoD Work Session for November 2025
Thursday, November 20, 2025, 8:30-10:00am on Zoom

Meeting Notes

Zoom link: <https://tinyurl.com/prer5uav>

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

Call to order [01:01]

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

Roll call [2:17]

President: Nancy Frase - PRESENT
Vice-President: Josabeth (Jo) Way – PRESENT *(arrived at 8:41am, gave advanced notice of anticipated tardiness)*
Secretary: Mike Powell - PRESENT
Treasurer: Dagmara (Mara) Rodriguez-Walters – PRESENT
At Large Member: Steve Navratil – PRESENT
At Large Member: Scott Cessac – PRESENT
At Large Member: Margie Palmer - PRESENT

Review of agenda [3:15]

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

Community Input [3:27]

No community members spoke.

Review of outstanding action items [4:32]

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

- AI #308: Board Member Rodriguez-Walters confirmed that this action item (create direct access to "contact/dues" webpage on homepage of website) had been completed to her satisfaction by Board Member Frase.
- AI #320: Board Member Frase shared the results of a recent meeting she had with former SCRO president Gwen Henzi. Ms. Henzi stated that she has a historical map book for the Ranches that she would like to donate to SCRO. Ms. Henzi asked Board Member Frase to forward her (Ms. Henzi's) contact information to Board Member Rodriguez-Walters so Board Member Rodriguez-Walters could add

the book to the documentation from the storage unit. Ms. Henzi also mentioned has a clear memory of seeing/reading legal opinion(s) from attorneys hired by SCRO many years ago (20 years? 30 years?) that argue that SCRO has the legal right to enforce the covenants originally put in place by Sangre de Cristo Ranches, Inc. (Forbes' land development corporation) because SCRO is the legal successor to Sangre de Cristo Ranches, Inc. Board Member Frase has no desire to ask SCRO to enforce the covenants; however, if the successorship argument is valid, that same argument may be relevant to why access to water for cisterns via the Trinchera Ranch wells ought to be legally protected in perpetuity and why SCRO might have a legal claim to ownership of open space contained within the original boundaries of the subdivision. Thus, Board Member Frase asked Board Member Rodriguez-Walters to watch for those documents as she (and others) sort through the documentation from the storage unit (AI #323). Board Member Frase accepted an action item (#322) to forward Ms. Henzi's contact information to Board Member Rodriguez-Walters.

- There was a tangential discussion concerning the history behind SCRO's fall from favor within the local community and how the board might restore some of that favor over time.
- AI #99: Board Member Powell provided an update on the Ranch-giving event. He eventually chose to totally cancel the event because he was concerned that there would be extremely low turnout given the recent weather front that had encouraged seasonal residents to leave and given the competing events within the community. He stated that he would like to cancel some of the currently scheduled winter-season social events (i.e., cancel the Dec 20th "casual night out" but keep the Dec 6th cocoa booth) and then launch a well-planned reintroduction of SCRO to the community in the spring or summer of 2026. He accepted new action items to prepare a handout proposing such a relaunch to be included in the agenda for a future meeting (AI #324) and to then give a presentation about that handout during a future meeting (AI #325).
- AI #306: Board Member Rodriguez-Walters reported that SCRO's financial records have been brought up to date.
- AI #315: Board Member Rodriguez-Walters reported that she has not yet been able to create scans of historical Pinon newsletters to send to Board Member Palmer due to technical issues. The two board members agreed that, in the alternative, Board Member Rodriguez-Walters could simply photograph the newsletters and text the photos to Board Member Palmer.
- AI #314: Board Member Palmer reported that she has created a proposed newsletter format and had emailed it to the board members for review. She will review that proposal with board when meeting time allows (AI #316).

Limit on number of non-local owners on the board [29:40]

In response to AI #25, Board Member Way gave a presentation and led a discussion on a potential limit on the number of non-local owners allowed on SCRO's board at any given time (see agenda attachment titled, "SCRO Board Membership Eligibility &

Representation”). The general consensus among the board members was that there is likely value in implementing such a limit; however, the logistics of implementing this limit would require significant and careful forethought and planning. Board Member Way accepted an action item (#326) to draft a proposed bylaws amendment. Then, she will present the proposed amendment to the board for review (AI #327) with the idea that the proposed amendment would eventually go to the membership for a vote.

Social connection within the Ranches [48:09]

In response to AI #17, Board Member Way gave a presentation and led a discussion on social connection within the Ranches community (see agenda attachment titled, “Building Social Connections”). She called attention to how board members’ personal posts on social media can be a reflection – positive or negative – on SCRO and encouraged the board members to consider that when we publish content online – whether personally, professionally, or as a SCRO board member. She also offered some ideas for how the board can take steps to build social connection (whether online or in person) within the Ranches community. Board Member Way concluded that there are not specific “next steps” related to this presentation; rather, the ideas she presented can inform our future strategic plans, decisions, and actions.

Local economic development and growth [1:01:06]

In response to AI #18, Board Member Way gave a presentation and led a discussion on local economic development and growth (see agenda attachment titled, “Local Economic Development & Growth”). She offered some ideas for how the board might start impacting the local economy by solving a smaller-scale community problem (i.e., access to drinking water) and then slowly moving to larger and more complex projects as SCRO’s resources are developed over time. Board Member Way concluded that there are not specific “next steps” related to this presentation; rather, the ideas she presented can inform our future strategic plans, decisions, and actions.

Contents of storage unit [1:08:35]

In response to AI #32, Board Member Rodriguez-Walters gave a presentation and led a discussion on options for scanning and storing digital documents (see agenda attachment “SCRO Documentation Storage”) and for eliminating non-paper items in the storage unit. Board Member Rodriguez-Walters recommended option #3, which would involve the purchase of a scanner that automatically organizes the scanned documents; the scanned documents would then be uploaded to the digital cloud-based storage of our choice. Next steps for Board Member Rodriguez-Walters (and the people who are willing to assist her) were identified as:

- Sort the paper files to better determine how much of the files need to be scanned and retained, and how much of the files can be tossed or shredded; then, based on those findings, determine if purchasing a scanner is the best option and determine which cloud-based digital storage service is the best option.
- Take an inventory of the non-paper items (i.e., decorations, grill, etc.) and the board can determine what should be done with those items.

The remaining five topics were postponed to a future work session [1:19:26]:

- **Member welcome packet**
- **Budget**
- **Newsletter**
- **Strategic plan for SCRO**
- **501(c)(3) non-profit status**

Announcements [1:20:36]

Board Member Frase asked the board members to review the announcements on their own.

Payment for Storage Unit [1:20:42] (*unscheduled agenda item*)

Board Member Powell inquired as to whether the board intends to vacate the storage unit by the end of December to avoid paying for another year as the next payment will be due at the start of the year. The general consensus of the board was that we are not required to rent the unit for an entire year, we ought to be able to pay per month for as many months as needed to get the unit empty. Board Member Powell accepted an action item (#328) to send the contact information for the owners of the storage facility to Board Member Rodriguez-Walters so she can talk to them about payments.

Adjourn [1:22:59]

The work session was adjourned at 9:52am.