

Minutes: Semi-Annual Stagecoach Neighborhood Association (SNA) Meeting

4/17/10

Where: 265 Tune Drive – David Hinske’s house

Attendees:

Julie LeBlanc, Terry & Linda Thompson, Dean Pulver, Abby Salsbury, Jerry & Kim Hansen, Bonnie Golden, Aaron Isabel, and Peter Kolshorn.

Board members present: Bonnie Golden, Julie LeBlanc, Jerry Hansen, Aaron Isabel, and Peter Kolshorn – a majority of the eight member board

Agenda was presented and approved.

Minutes of last October’s Annual Meeting were approved as written and posted to the SNA website.

Old Business: Changes to the board as noted under Key Changes.

Key Changes Made:

- Bonnie Golden approved to move from President to Vice President.
- Julie LeBlanc approved to move from Treasurer to President.
- Aaron Isabel approved to fill interim position of Secretary (until Ursula Jones returns).
- Aaron Isabel approved to be Treasurer.

New Business:

-Treasury Report: There is currently \$801.86 in the SNA Bank Account (Treasury Report attached). The question was raised on having another dues campaign. Everyone thought we should collect voluntary dues for 2010 and Dean Pulver volunteered to head up the effort.

-SNA Future and Purpose: The current Purpose (Article II of the SNA By-laws) was read and endorsed. This purpose reads “The Association is organized for the purpose of protecting the health, safety, and quality of life in the area in keeping with the environmental, cultural, historical, and social needs; promoting a better neighborhood and community dedicated to the peaceful enjoyment of the area; and engaging in the lawful act or activity for which corporations may be organized under the Nonprofit Corporation Act”.

Since there hasn't been a lot of involvement by members of the SNA neighborhood and the same persons continue to be the only ones involved, there was discussion that a different approach to the SNA may be necessary in the future. The members present at this meeting agreed to make every effort to get the neighborhood more involved and address this in the October Annual meeting if the efforts were not fruitful.

- Huevel Gravel Pit Reclamation – After several correspondences with the county and Jeff Huevel's lawyer, Mr. Kelan Emery, the SNA agreed that the rules and regulations stated by the County of Taos would govern what constituted the reclamation of the gravel pit. The reclamation is underway. The seeding of the land will occur before September 2010. At that time, the county will make an inspection as to whether the land is in compliance with rules and regulations.

-Development Standards Board – A change in workflow for new building permits was requested March 4, 2010. This request was sent by letter to the Taos County Planning Department. It requested that all requests to build be sent to the SNA and the SNA would route the request to the SNA Development Standards Advisory Board. The Advisory Board would then review it, and, the SNA Board of Directors would approve or deny the request. This has occurred and we are currently using this approach. This avoids potential liability issues for the Advisory Board.

-Land Use Ordinance – The County is currently changing their land use ordinances. They will be having public meetings on this subject this summer. There are seven neighborhood associations trying to get their land use ordinances approved by the county. They are working very closely with the county to have them attached to the county ordinance changes. The county has requested the two neighborhood associations who have had their ordinances approved and attached to the county ordinance to restructure their ordinances into a common template. Since only Upper Las Colonias and Stagecoach have had their ordinances approved, the county would like us to put our current ordinance into the county's template. We have agreed to this, and Linda Thompson, Terry Thompson and Julie LeBlanc will work on this. They are requesting Johannes Kolshorn to also join in this effort.

-Highway 64 Clean-Up Spring effort- We will be scheduling a clean up effort for along the SNA property line on Highway 64 for June 19th. Peter Kolshorn will contact Taos County Waste Management to make arrangements for dumping and trash bags. The Hansen's will have an "After the Clean-Up" party at their home. Details will be forthcoming.

Next Annual Meeting-- Scheduled for October 9, 2010 – Location is to be determined

Key Action Items:

- Bonnie, Julie, Jerry, and Aaron committed to drafting and sending letters explaining the SNA and its' land use ordinance to local realtors, brokers, and title companies.
- Linda and Dean committed to drafting and sending SNA fundraising letter.
- Kim, Dean, Abbey, and Linda committed to forming a welcoming committee.
- Julie, Linda, and Terry committed to creating copy of SNA Land Use Ordinance that will conform to county zoning document format.
- Abby Salsbury will create sign with SNA website address for posting at the entrance to Tune Drive.
- Tentatively scheduled Hwy 64 trash clean up for Saturday, June 19th with neighborhood party at Jerry and Kim Hansen's home afterward (potluck, BYOB).