

**STAGECOACH NEIGHBORHOOD ASSOCIATION
SEMI ANNUAL MEETING / OCTOBER 28, 2017**

Call to order by Board President John Durham

Introduction of all in attendance (17 residents)

Encouragement of all residents to join the community list serve; John has a list of folks not on the list serve and will send them a message of encouragement.

Treasurer's Report

There was no Treasurer's report, as Kristi Vine was unable to attend. If she gets a report to John, he will post on list serve.

Elections

The current Board (John Durham, Kristi Vine, Beau Schoen, Janice Crouse, Dion Smith) was unanimously approved for another term.

Development Standards Advisory Board

The function of this committee of SNA was explained; they are the committee which reviews building permit requests, rezoning / SUP requests, etc. Lois Rodin is the chair of this committee, which also includes Toby Martinez, Mary Lane Leslie, Julie LeBlanc and Ron Soskin.

The process for this review is as following: applicant makes complete submittal to the County; a copy of the request is provided by the developer / builder to DSAB for committee review. If approved, the DSAB review form is signed by the chair and passed on to the Board for final signature.

In her role as chair, Lois will be creating review checklists for each of the 4 zones within Stagecoach Hills.

It was shared that three new single-family homes are currently under construction on Calle Feliberto.

Web Site

The revised by-laws will soon be posted.

Community Issues

John mentioned his desire to get more residents (whether owners or renters) involved in the semi-annual meetings and various committees. Lois suggested that we conduct a short SNA update at our annual picnic, which draws more neighbors than our semi annual meetings do.

A short discussion of annoying night lighting ensued. Both the SNA zoning overlay and Taos County regs honor the concept of "dark skies". All exterior lighting is to be shielded. If anyone has a problem with lights glaring at night, it was suggested that you speak with the neighbor before SNA gets involved.

Road Report / Tune Drive / Julie LeBlanc

Julie shared an accounting sheet reflecting funds deposited and spent for Tune Drive. Account balance allowed for a grading, 9 loads of fill and a rolling in the Spring. Also included was

additional dirt to level out the community mail-box area. This dirt was paid for by means of general SNA funds. Fall improvement only included grading, to allow for enough funds to plow twice this Winter.

Julie installed two signs indicating the need for 4-wheel drive to access the hot springs from Margarita Road. This was done in September.

It is apparent that neither the BLM nor County has funds to assist with the maintenance of Tune Drive. John Bailey of BLM has shared that the feds will receive no additional funds in 2017.

Terry Thompson shared a 5-year improvement scenario, which would put additional burden on all of the owners.

Julie picked up a handout at BLM that encourages access to the hot springs via Tune Drive. She will work with John Bailey to eliminate this suggested route. BLM's access easement with our community has expired and the group agreed that it should not be renewed. Terry Thompson shared the success he'd had working with Town of Taos officials to discourage hot springs access from Tune Drive. With the easement not being renewed, equipment for BLM will no longer be legally able to use Tune Drive. Succinctly put by one resident: "No money / no access".

John Bailey, who is retiring in July 2018, reportedly said he would suggest that County Road 007 be developed as the primary access to the hot springs.

Because there is no short-term solution to our road problems, Julie suggested that we continue to contribute \$100 additional to our formula (\$10 / acre / year). She will reach out to those who don't have the maintenance fee obligation as part of their deed to pay not just the formula stated above, but also the additional \$100.

John and Lois will be meeting with the County to clarify the relationship between SNA's DSAB and building permit and / or rezoning applicants. While at the County they will inquire as whether our County taxes have been reduced since Tune Drive is private and receives no County maintenance. We may be appeal to appeal if we are paying the same rate as those who live on public roads.

Discussion continued on installing a large sign at the Tune Drive entry off Highway 64 stating that the road is private and there is no access to the hot springs. Julie will DRAFT some wording and run it by the SNA Board.

Someone suggested going to "Trip Advisor" and register negative comments about the condition of Tune Drive as access to the hot springs. If you do this be sure and suggest alternative routes.

Discussion of gates and / or a chain followed. It was the attendees consensus that gates and chains would not work. We have discussed this possibility for too long and will continue to simply discourage traffic by the sign and the removal of BLM's access easement. We will continue to pay our road maintenance dues plus \$100 and encourage others to do so.

Adjournment

The group adjourned and it was announced that our next semi-annual meeting will be in April 2018.