

**MINUTES FROM THE
STAGECOACH NEIGHBORHOOD ASSOCIATION
SEMI-ANNUAL MEETING / OCTOBER 7, 2018**

The meeting was called to order by President of the SNA Board, John Durham. He also introduced Board members: Janice Crouse / Kristi Vine / Beau Schoen / Dion Smith /

ELECTIONS

One board member is needed to replace Janice Crouse. Lois Rodin volunteered to fill this vacancy. Doug Daubert and Rhonda Vanderhoff will serve as alternates.

DEVELOPMENT STANDARDS ADVISORY BOARD

Members include: John Durham / Lois Rodin / MaryLane Leslie / Julie LeBlanc / Ron Soskin. In the past six months the DSAB has reviewed the following applications:

Roland Jacobs---Single Family Home---Calle Feliberto

Noah Bridges---Single Family Home---Calle Feliberto

Waste Management---Office Structure---Highway 64

Josh Wolf---Single Family Home---Tune Drive

Cathy Chanler---Barn relocation / Tune Drive

In the first six months of 2018 the following applications were reviewed and approved:

James Dumesnil --- Solar Panels---Beauty Way

Lynn & Trish Sereda---Renovation---Tune Drive

Rene & Miguel Bertorelli---Single Family Home---Tune Drive

Terry Noblet---Barn---Tune Drive

TREASURER'S REPORT / KRISTI VINE

October 2018 SNA Balance: \$1716.08

Purchases made in past six months: picnic expenses, advertisement for garage sale and monthly banking fees.

Voluntary dues (\$20/household/annually) remain the only source of income for SNA. Kristi will explore other banking options, as Hillcrest Bank charges a monthly fee. Kristi and MaryLane Leslie will re-register SNA with Taos County as a recognized neighborhood organization. Our 501C-3 status may qualify us for better banking rates.

TUNE DRIVE ROAD REPORT / JULIE LeBLANC

October 2018 Balance: \$2068.98

Purchases made in past six months: grading, pit run and roller rental, signage, postage, copying.

At an August meeting attending by Julie LeBlanc, the Thompsons, Janelle Palma, Hank King, it was decided to construct a “roundabout” at the Tune Drive entry to Stagecoach Hills. This will remain within the 50' easement already granted and consist of a mound of dirt and rock in the easement's centerpoint. Vehicles will have to slow down to approach the roundabout and curve around it to continue their drive northerly. A professionally prepared sign will announce entry into the community and include the fact that Tune Drive is private and access to the hot springs is prohibited. If the roundabout works, we may consider additional roundabouts further north on Tune. Each roundabout should cost an estimated \$1000. Signage may include the following: WE LIVE HERE / PLEASE BE CONSIDERATE.

Mary Lane is in discussions with John Bailey of the BLM concerning their potential contribution of funds toward Tune Drive's maintenance. Bailey had suggested \$5000, but the group is thinking a higher amount (e.g. \$15,000) may be more appropriate.

BLM will undertake trip counting, perhaps as early as this week; Julie will monitor this process. No counts will be taken to the hot springs from the northerly access. If we are not happy with the results of BLM negotiations, we have the option of chaining access to the springs, just past the Valus home.

Special thanks to Julie for washing road signs and resetting signs that had fallen. Thanks, too, were expressed to Kristi for painting the community kiosk.

The impossibility of changing the by-laws to increase roadway fees was discussed. Hank suggested that individual lots pay up to \$300 to help offset the cost of these improvements. Hank and MaryLane are drafting a legal letter to be sent to those who have SHRMA obligations on their deeds, but do not pay annual dues.

Discussion of two additional roadway concerns followed. First, the idea of a westbound deceleration lane at Tune Drive was discussed. Secondly, should the State Highway be excavated to accommodate El Prado Water District's intent to extend water and sewer lines, we should request a hike / bike path as part of the process. No determination was made about how to approach the State on either of these.

Although it would take a change in the bylaws to raise SHRMA dues, the group enthusiastically ratified a motion authorizing Julie to request a minimum of \$200 / household per year when dues letters go out in February.

CALLE FELIBERTO ROAD REPORT / RON SOSKIN

Ron reported on grading that had been done on Calle Feliberto. Additionally, the road committee has ordered additional road signs.

S&R APPLICATION FOR EXTENSION OF PERMIT TO DUMP SEWAGE / COMMITTEE

The Committee members present (Terry and Linda Thompson, Ron Soskin, John Durham, Lois Rodin) collectively gave information on current efforts to oppose S&R Septic's request to extend their permit for open sewage dumping. The New Mexico Environment Division's procedures and processes were shared and strategy discussed.

In an effort to encourage individual homeowners to write protest letters, the Committee will post all digital information and research done to the SNA website (www.stagecoachhills.com).

We will be notified when the official 30 day public comment period commences. Despite that date, we hope to have our official SNA response together on October 19th.

Although NMED's water quality controls this process, we are planning to go beyond the water quality issues and hit on airborne contaminants, smell, wildlife impacts, quality of life, etc. We also plan to address negligence on the part of both the applicant and State. Dan Irion suggested a class action suit; this will be discussed with Committee Attorney, Ron Soskin.

The Committee will continue to keep the neighborhood informed of this critical request. We need volunteers to write letters and show up to the public hearing, which has not been scheduled yet.

ABANDONED CARS / STORAGE OF CONSTRUCTION MATERIALS / MISC NUISANCES

A general discussion followed on community wide nuisances, such as abandoned cars, outside storage of construction materials, etc. SNA will continue to encourage conversation between neighbors to resolve these matters. We do have both the Zoning Overlay and County

to lean on if friendly one -on -ones don't work. Janice will discuss the abandoned auto problem at Chuck Kondas's former home with the new owners and Dan Irion will discuss rules about outdoor storage with Justin Simpson, who resides on Calle Feliberto.

Bonnie Golden brought up the issue of noise and danger related to a shooting range located on the back side of the former gravel pit. The land in question may be under contract to Dan Irion.

HIGHWAY 64 CLEANUP

John and Lois will choose a date for a Fall cleanup of Highway 64....volunteers needed!!

WELCOME COMMITTEE

A brief discussion of the now abandoned committee followed. Nothing was determined re: re-institution. We should all be welcoming neighbors...let newcomers know about the list serve, SNA, the need for volunteers, and anything that will help enhance their experience in Stagecoach Hills.

ADJOURNMENT