

MINUTES OF THE STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION (SNA) SEMI ANNUAL GENERAL MEMBERSHIP MEETING - 10/8/2022 @ 9:00 am via zoom

Doug called the meeting to order; reviewed zoom meeting etiquette; roll call and introductions were performed

Present:

President- Doug Daubert, Vice President- Sherry Popham, Treasurer- Bruce Popham, Secretary- Dion Smith, Directors- Rhonda Vanderhoff, Terry Thompson, Martin Gutowski Mary Lane Leslie. Guest: Linda Thompson, Dean Pulver, Abby Salisbury, Carolyn Kahn, Charles Morris, Kim Stevens, Jerry Hansen, Julie McCole, Lois Rodin, Brian Boyd, Doug Martin, Deb Gutowski.

Doug made a motion; to approve the 4/2022 general membership meeting minutes- and the motion was approved.

Doug had requested for Sheriff Miera to attend the meeting to address community safety concerns. He was not present.

Treasurer's Report- Bruce

- Previous Balance 9/20/2022 \$1774.85
- Domain name \$14.16
- Asphalt plant \$570.81
- Annual party \$197.66
- **Total expenditures** **\$782.63**
- **Current Balance** **\$992.22**

A motion was made to approve the Treasurer's report and was approved.

Old Business

Scenic Easement-

Sherry- informed us that the committee was seeking to work with BLM on their Scenic Easement management plan which is to begin in spring 2023. One of the goals for being involved is to encourage BLM to develop an alternative accessible route along the river to the springs.

Doug- summarized **BLM reclamation activities** that took place 10/7/22 in which some SNA community members participated. There was tilling, water catchment development, waddling & trenches implemented to reduce erosion, and seeding (grasses and sage).

He thanked members for cooperating and adhering to the no access to the scenic area BLM mandate. He expressed concerns for preventing the greater Taos community's possible perception that that Stagecoach Hills may be attempting to secure the area for themselves. His concern was raised due to a recent exchange with a couple from Arroyo Hondo attempting to hike through the scenic area. Charles asked if there was any access to Manby springs? Sherry reminded that BLM shut down access to the scenic area and Manby springs.

DSAB

Sherry- the committee has been busy processing:

- Approving five disclosure statements from local real estate agencies. As a result, some SNA/RMA dues monies were captured permitting the real estate transactions to proceed.
- 6 new structures in Zone One (business sector) were addressed. Communications with the county planning board were made to ensure permits are in place.
- 2 new additions in the neighborhood. One of the additions is in 2 zones. Attempts with the county to make appropriate changes in the overlay still have not been processed by the county.
- A Short-Term Rental (STR) subcommittee has developed recommendations for the county toward making reasonable regulations regarding STRs. One goal is to prevent Stagecoach Hills from being saturated with STRs. Presently, close to 25% of our community includes short term rentals.

Doug shared that Pam Mathis (BLM) and local resident indicated that the county's hold-up in finalizing the regulations is from the county attorney and not from the Planning Department.

Sherry added that there is pushback from some county residents. The SNA overlay and covenants do allow for an attempt to limit the number of STRs in the community. Our position is okay with having STRs, but we do not want to be saturated with them. **Doug** - One ripple effect of STRs contributes to the shortage in providing affordable housing and long-term rentals. Of course, this about the increased money made from STR's. Sherry shared about intentions toward making a collaborative effort with other local communities in addressing the county regulations.

- A subcommittee for neighborhood trails is exploring ways to manage potential conflict issues regarding trails and the impact with homeowners as the community grows.

Sherry thanked Terry for his help on various DSAB issues.

Welcome Committee

Rhonda - summarized welcoming 5 new Tune Dr. and 4 new Calle Feliberto folks to the neighborhood. The committee invited 22 new members (over past year) to the neighborhood picnic. Doug inquired as to how many homeowners in the recent group. There were 2 homeowners and 3 landowners reported. Terry inquired who is on the committee? Besides Rhonda, Bonnie Golden and Mary Lane Leslie participate.

Asphalt Plant

Sherry – Provided a brief history of what has occurred regarding the proposed asphalt plant just across the Rio Grande gorge from our area. The site already had a crusher plant in place when a proposal for a permit to implement the asphalt plant was made by the owner of Taos Gravel. Procedural shortcomings were revealed following approval from the county and New Mexico Environmental Department (NMED). Taos Consolidated (a collaborating group of local members, including SNA) was able to secure an appeal hearing which has occurred. The shortcomings were exposed in the hearing process. NMED will make revised conclusions on 10/28/22. There seems to be no potential success for us our cause. Any success appears to be at the county level. The county attorney stated that we have a right to appeal the county's position. It was expressed that in the event of another future meeting, that there would be a good turnout from the community in support.

- Sherry asked for donations to cover the cost of fees paid by SNA through the appeals process. **Please make checks out to SNA.** Thank you.

Doug asked if we lose our attempt, can we seek a change from a permanent to a temporary permit? Sherry said she hesitates because once the facility operates, a precedent is set for future proposals.

Linda asked whether the Taos News knows about the asphalt plant and our resistance. It seems like it would be an interesting issue for them to cover. We hope for increased coverage as the process proceeds.

Rhonda inquired about any knowledge of the response of the new owner of the Double D' ranch? Mary Lane informed she is unsure of the owner's awareness. She stated his common interest with her in developing affordable housing. She will inform him.

Doug shared that the proposed asphalt plant is replacing the existing plant in Red River and not the one by the blinking light on Rt. 64.

Terry thanked Sherry, Kim Stevens, and Jerry Hansen for their assistance in this matter.

Kim- expressed that if the process moves from the state to the county level, that shenanigans in the county procedure will be exposed. Sherry validated this and that more public interest would be instilled.

SNA Website

Terry- Advised that Andreas Kolshorn has taken over as the website master. Due to Andreas's full-time job demands, Terry will serve as a conduit to Andreas.

New Business

Bylaws

Linda – shared that the updates were mostly minor ones.

- The annual general meeting will now be called a principal meeting
- The director terms will now be for a minimum of 2 years.
- The director terms have been made staggered to promote continuity for the board through transitions.
- Director attendance requirements state a minimum of 2 absences per year before removal.

A motion was made to approve the bylaw changes. The motion was approved.

Terry will replace the updates on the website.

Linda asked if there were any problems getting to the website. None were expressed.

Member Concerns

Doug inquired if there were any concerns. None were stated.

Nominations for new Board members

Rhonda summarized the process through this stage and acquiring 3 nominees. A brief Bio of each was presented.

Kim Stevens- has been in the community since 2004. She splits time between here and Lakewood, Co. Kim, as a school psychologist and her husband Jerry, a geologist are both retired. She expressed varied interest pulling her to Taos and the evolving awareness of great neighbors. She is recently motivated to serve on the board thanks to Zoom meetings.

Lois inquired what position she would serve in? **Terry** informed that board positions would be established at the next board meeting.

Charles Morris – settled here in 2005 with his wife Carlin. They still split time between here and Dallas, Tx. He is close to retirement from his commercial real estate lawyer job. There are no plans to be here full time due to grandchildren, etc. in the Dallas area. He plans on being here more often though due to recent pleasures in getting to know neighbors. He also was motivated by the flexibility made for serving due to Zoom meetings.

Bonnie Taylor – splits time between here and St. Louis. She has a PHD in Comparative Literature, has taught acting and literature at universities, and has been very involved in stage and acting activities. She also served as mayor in a small town near St. Louis. Rhonda presented her bio due to Bonnie attending a funeral service.

Rhonda inquired if anyone else is seeking nomination. None were presented.

Terry made motion to accept the new board members. The motion was approved.

Doug – reflected on the SNA picnic, which was wonderful, as well as the improvements made at the Taos Mesa Brewery (TMB). He shared that pre pandemic, meetings were held at TMB and wondered what were our thoughts on returning there and having hybrid meetings with Zoom.

Terry - supported the idea and suggested meeting with Jason (part owner at TMB) to explore the viability of having a hybrid meeting there.

Sherry - also thought this to be viable and that a large screen smart TV would be needed.

Doug expressed the idea of inviting Zone One business owners to future picnics, to which there was no opposition. The need to secure contact information for all owners was made. Sherry will address that and also predicted that there will potentially be further business development in the Zone One area.

Doug then thanked retiring members Martin Gutoski, Bruce Popham and Dion Smith for their services on the board.

A motion was made to adjourn the meeting. The motion was approved.

