

MINUTES OF THE STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION (SNA) SEMI ANNUAL GENERAL MEMBERSHIP MEETING - 4/30/2022 @ 9:00 am via zoom

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

Present:

President- Doug Daubert, Vice President- Sherry Popham, Treasurer- Bruce Popham, Secretary- Dion Smith, Directors- Rhonda Vanderhoff, Terry Thompson, Vern Miller. Guests: Linda Thompson, Chasity McReynolds, Lynn Antonoplos, Bonnie Taylor, Julie LeBlanc, Dean Pulver, Abby Salsbury, Ron Soskin, Andreas Kolshorn, Bonnie Golden, Carolyn Kahn, William Durham, Charles and Carlin Morris, Kim Stevens, Lydia Ruffin

Doug made a motion; To approve the 3/22/22 board meeting minutes - was approved.

Doug made a motion; To approve 4/30/22 general membership meeting agenda - was approved.

Treasurer's Report – from Bruce

1. Previous Balance- 1/18/22	\$2174.31
o Check 379 Liability Insurance	\$698.00
o Check 389 D&O Insurance.	\$809.00
o Check 390 BLM PR Sign	\$11.52
o Check 394 Mailing Dues letters	\$171.21
2. Total expenditures	\$1689.73
3. Balance	<u>\$484.58</u>
4. Deposits	\$2580.00
5. Current Balance	<u>\$3064.58</u>

Old Business

Scenic Easement Steering Committee (SESC) – from Sherry

The committee recently met and approved the addition of a LPR (license plate reader) camera to be in the proximity of the easement gate. The cost of the camera will be shared by SHRMA, SNA and the property owner. The monitoring committee, headed by Dean, is asking residents to continue to report incidents to him and/or participate in the shared Google file. While road traffic has reduced significantly there have been several incidents of vandalism at the gate area.

We continue to work with BLM to get the word out about BLM's closure of the Easement. SNA will be participating in the Monument's restoration planning sessions that will be held soon and we have made it clear that we feel strongly about protection of this area and the consequential need to focus on developing alternative routes to MHS.

There has been an unfortunate proliferation of a message in the community that the Easement is still available for use as access to MHS. This message has also been relayed to vacation renters either verbally or in the advertising for the short-term rentals (STRs). The SESC subcommittee on media, headed up by Dion, has done a stellar job of addressing social media and websites to correct misinformation about the closure of the Easement. They have also notified, as it comes to their attention, the advertisement by SNA members, of special access to MHS via a "private trail". The legal prohibition against use of this easement site for anything but an environmental buffer to the National Monument, has been in place for decades. Now that it is being enforced, members of our neighborhood must adhere to the same prohibitions as the public.

SNA will be active in the reclamation and restoration of this site. Our compliance with BLM's rules will be a large part of the restoration of this site. We will be publishing the schedule when available and will be asking for volunteers to assist.

Doug- shared about damage done to the gate blocking access to the scenic easement (rammed by a vehicle); attempts to create new roads to the trailhead, creating further damage to the area; signs defaced or removed; barbed wire cut (but was replaced by BLM). He contacted AnJanette Brush to explore getting help to amend blocking off the area with Jersey Barriers. He was informed that the county could not use them on private property. She will continue to help with the pursuit of some kind of barriers.

Sherry- referenced the evolving damage done to the easement area and Black Rock Hot Springs. BLM is short staffed and can't ticket trespassers, they can only issue warnings. SNA is working with local law enforcement for providing ticketing and protection.

Julie- asked about acquiring counts from the camera to determine how many folks are using the road. **Sherry** said there are no official counts. **Doug** stated that we could not get an accurate count until a second camera was in place.

Bonnie G- suggested instead of using Jersey Barriers to use boulders. **Rhonda** informed that obtaining boulders is expensive. She and Doug installed metal stakes, some of them were consequently removed. **Bonnie** added that using heavy metal stakes adequately installed may be more difficult to remove. She also saw evidence of attempts to circumvent the blocked area.

Sherry – informed that Dean Pulver and monitoring committee are still functioning. If interested, please assist, and make reports.

Firewise from Terry

Firewise is a national program aimed at educating folks in protecting from and preventing wild-fires. SNA is in the final phase for certification. The area was assessed as low risk but there is a concern for providing access to water for the fire department to utilize in responding to house fires (lacking hydrants, cisterns, closer proximity of a fire department). Another requirement is to educate the community. There is an annual road clean up on May 14th at 9 am. Information will be shared then and there has been information added to the SNA website.

Doug- stated that there is a cistern configuration at Comienzo Bello cul-de-sac that holds about 30,000 gallons of water if needed in that area. **Sherry** informed that the state promoted a loophole in their guidelines for “family transfer” of property that allows the owner to skip some infrastructure steps, i.e.- cisterns. Our community needs to take steps to install cisterns.

Ron- asked about how the fire department addressed the fire at John Durham’s house (new owners at the time). **Doug** stated that they got water from a hydrant on highway.64 and made 2,000 gallon holding pools at the site.

Andreas- asked whether construction, in particular roofing materials, was considered. (e.g., metal vs shingles). **Terry** said that construction is an important issue and non-flammable materials should be used in construction.

DSAB from Sherry

Looming large on our horizon is the need to complete the submittal to the County on necessary amendments to the SNA Zoning Overlay including -- Split Zones, eliminating the prohibition of single-family residences (SFRs) in Zone 2 and correction of the language regarding manufactured homes.

In the past few months, the following projects/issues have come before the DSAB:

- Taos Mesa Brewery – Distillery approval and approval of two events to occur before the CO is granted for the building. Expect full opening in the late Summer.
- Zirker/Kurtz – approval of a small addition
- ABC Mesa Campground – contacted regarding the unpermitted activity of a campground/structures. TCPD asked SNA DSAB for our approval for their obtaining temporary permits for 11 weddings to be held in the Bedouin Tent this summer.
- Approved Hotel Luna Mystica’s new construction of an office/ lounge/ restrooms to replace the trailer being used.
- Approved construction of a casita at 386 Tune (formerly 408 Tune – renumbered by Rural Addressing) for the Pollocks who plan to build a home on the same site in the future.

- Approved, preliminarily, the plans for a home on Crumbo by Stephen Hill. Also supported the change to Zone 3 needed for a permit. Lot was bisected by Zones 2 and 3.
- Approved construction of a new home on Crumbo by Dr. Tyson Burden.
- Approved construction of a new home in Zone 4 on Calle Feliberto by Josh Wolfe/Sustainable Builders. Zone 4 has no requirement for adherence to Pueblo or Territorial style, but builder has committed to this being the last “Butterfly” house in the neighborhood.
- Zone 3 has the most restricted guidelines while Zone 4 is least restricted.

Doug- asked about delays in KCEC electrical hook up due to slow availability for acquiring transformers. **Bonnie G** shared that KC allows builders to utilize refurbished transformers which KCEC replaces with new ones once they obtain them.

Rhonda inquired about the future of a remaining additional Sustainable Builder’s lot. **Sherry** responded by ensuring that SNA will work with builders to stay within the cultural guidelines of the community.

Vern asked, what is the problem with the Butterfly House design? **Sherry** shared that there have been some objections to its Industrial style.

Welcome Committee- from Rhonda

She thanked Bonnie G. for her assistance in joining the Welcome Committee. Contact has been made to welcome the following folks:

Dr. Tyson Burden	11 Crumbo Lane
Pamela Cuming & Gary Hillman	6 Bad Dog
Steve & April Dodge	73 Calle Feliberto
Chasity McReynolds & Bill Durham	201 Baca Rd
Mary Kinsala & Beth Bogner	69 Calle Feliberto
Meredith Brooks & Chris Ogle	Gina Lane

Trails- from Vern

The only change has been in the scenic easement at the end of Tune Dr. Horse trails do exist but are not necessarily maintained. There are legal issues with hiking trails through private property. As we encounter further new development, the use of trails through private property becomes an issue. Some of the old hiking trails will require permission. Homeowners control use on their property. The use of the road is legal.

Doug- has tried to obtain a map to better identify horse trails. He raised the concern for possible public use of trails and if horse trails can only be used for horse riders. **Bonnie G.** stated that the National Forest deems horse trails as multi-use, but we are in a private

community, so permission is needed from the landowner. **Doug** raised the legality issue of permission for one person and not another. **Vern** responded that is unclear.

Sherry informed that the whole issue was raised due to the proliferation of development in the community. The issue of new property/homeowners not wanting hiking through their property. There is a need to increase awareness of and respect for the changes as the community grows.

Julie shared some history regarding local horse trails and actions to prevent motorized vehicle access. She doesn't mind hikers and bicyclists. She also shared about the original route locals used before development to access the hot springs. As development occurred, the route evolved to using Tune Dr.

Bonnie T.- inquired about exploring ways to maintain within the community the freedom of access to the varied trails. Can we intercede with some plan? **Doug** responded that it is a complicated issue due to private property rights. Also, he stated that law enforcement will not respond to complaints unless no trespassing signs have been implemented. Consequently, some property owners have installed no trespassing signs. **Andreas** suggested that we try to identify the trails that remain available. **Rhonda** revisited the evolving changes from freedom of access to adjusting due to the complexity of the issues.

Carrie- shared the reasons for blocking off access to the point at the end of Calle Feliberto. This was due to garbage and road damage. She doesn't mind walkers and bikers, but not motorized vehicles. There was also a problem with cars parking and blocking her driveway. **Rhonda** added that also there are disclosure issues for Roland's property there related to any possible land sale. There is the need to avoid a reoccurrence of the trespass and damage issues experienced at the end of Tune Dr.

Short Term Rentals- from Sherry

A committee composed of 50% STR operators and 50% non – at the behest of the County, went through a thorough process of ranking concerns and common practices in areas where regulations are in place and to develop a short list of recommendations which were sent to all SNA members for feedback and then submitted to the County. In this process, it was agreed that reasonable regs were needed. It also came to light that over 20% of our neighborhood is already being utilized as STRs. It was agreed that there was a difference between the owner-occupied model versus the business model we now see proliferating in the neighborhood. The major recommendation to the County was to consider a reasonable mechanism to moderate density in any area to prevent neighborhoods like ours from becoming lodging districts. The Taos County Planning Department continues with their development of regulations which they will submit to the Planning Commission for approval/review and schedule a public hearing at some point in the future.

Change in Election Process- from Doug

We will implement a staggered approach beginning this October in order to avoid losing experience and continuity when board members resign. This October, 4 members of the board will resign, and 4 new members will be elected to a 2-year term. Resigning members have committed to continue working with committees they are on. We must have a minimum of 5 board members. We presently have eleven.

Ron- validated the need to do so as a good idea that reduces some of the problems that occur with changes.

Asphalt Plant – from Sherry

Joey Perovich (Taos Gravel) submitted an application to the NMED for an Asphalt Plant near the west rim of the Gorge, adjacent to the National Monument and close to the Gorge Bridge.

SNA formally objected to this project, the site of which is visible from our community. The Air Quality Board (AQB) of the NM Environmental Department has a very narrow focus for approval of this type of application. We encountered this same situation with the open septic pits owned by S & R that SNA fought and successfully defeated. Concerns about wildlife, the Monument, the smell – none of these are of concern to NMED. Since we intervened in the permit process, SNA now has a standing to request an appeal hearing of the permit that was granted.

Yesterday we submitted a written request for a hearing. Many in the community will join this effort but we are unsure whether we will prevail. We feel strongly that this battle may be won in the arena of the Taos County Planning Department (TCPD) since we brought the project to their attention. Prior to this, the applicant moved ahead installing a crusher plant absent the proper vetting process of the TCPD. We have a strong case with TCPD if indeed the NMED permit stands. The property is zoned agricultural which would require a Zoning Change. A SUP would be required, both of which would require public hearings where the issues of noise, public nuisance, encroachment, traffic etc. are a consideration. The involvement of our County Commissioner AnJanette Brush, Tribal Secretary of the Pueblo, BLM, Taos Alliance, and many members of the public has been established.

Other concerns are that it is projected that there would be 380 trucks per day will cross the bridge and the lack of water for suppressing dust, etc. at the plant location. **Ron** asked if there was any response from BLM. **Sherry** said they were able to reduce the projects footprint. EPA ground water issues and storm water spillage are not big issues to NMED.

Bonnie G.- shared about past history re: gravel pit adjacent to the Stagecoach area and the lack of support from NMED and EPA. **Doug** expressed confusion re: the Taos County and Town supporting eco-tourism and the conflict raised by allowing an industrial plant being installed at that location. It's a bad idea and sets a problematic precedent. Sherry said we are collaborating with other communities (Hondo Mesa and Greater World) in confronting the issue.

Julie suggested that we propose asking for power to enforce the use of scrubber units and actions to reduce smell, smoke, and dust if the application passes. This would increase the financial burden for installing the plant which may deter the applicant from proceeding.

Carrie suggested seeking legal support from the Taos Ski Valley. **Sherry** said that Taos News will be reporting on the issue thus increasing local awareness. **Kim** reiterated re: the conflict posed for the need and value of eco-tourism and the impact at the bridge which is the largest tourist attraction in Taos County.

SNA Picnic- from Doug

We are planning on having a picnic including music from Jimmy Stadler jamming with any Stagecoach Hills musicians. Hotel Luna Mystica and The Taos Mesa Brewery will allow us to use either site. The proposed date is either in July or September. Once established, further information will be presented.

Terry announced that Andreas Kolshorn will take over managing the SNA website. Andreas said the site is solid but expressed some concern with security issues which need to be changed and can be addressed easily. Thank you, Terry, for your years of service managing the site and welcome Andreas.

Neighborhood Associations Consortium from Doug

Doug stated that issues with short-term rentals and a local fire station are being collaboratively addressed through a consortium working to develop the best outcomes for all communities involved in the highway 64/150 corridor. There are 3 fire station possibilities: Mary Lane Leslie is attempting to donate 2 acres at the southwest end of Calle Feliberto. There are 2 acres adjacent to the airport the town is considering utilizing and the Tarlton project may gift 2 acres for a firehouse.

He then communicated the boards' goal to serve with the best interest of the community in mind. We have had uniting and polarizing issues to deal with. We work to meet the needs of the community as best as possible.

Several appreciations were shared by present members.

A reminder was made re: the annual road cleanup on May14th at 9:00 am. Meet at the mailbox cluster at the intersection of Tune and Rt. 64.

Motion to adjourn was made and approved at 11:04.