

**Minutes of the Stagecoach Hills Neighborhood Association (SNA) Board of Directors Meeting
Tuesday, November 15, 2022
Via Zoom**

Present: Doug Daubert (President), Sherry Popham (Vice President), Charles Morris (Treasurer), Bonnie Taylor (Secretary), Melvin Allen (Director), Kim Stevens (Director), Terry Thompson (Director), and Rhonda Vanderhoff (Director)

Absent: Massimo Bardetti (Director), Mary Lane Leslie (Director), and Vern Miller (Director)

SNA Members Present: DeAnn and Brian Boyd, Martin Gutowski, Julie LeBlanc, Bruce Popham, Linda Thompson, and Dania Es.

Doug called the meeting to order 9:06 A.M. (Mountain Time), and roll call was taken.

Terry made a motion to approve the agenda. Sherry requested an amendment to it, citing a new issue regarding trash at the entrance of Tune Road. The trash spill appears to have been intentional. Doug asked if he should call Taos County Roads Department for assistance; instead, Sherry asked for volunteers to help clean up after the snow has melted. It was resolved there will be a focused clean up between Calle Feliberto and Tune. Julie volunteered to help.

Rhonda seconded Terry's motion to approve the amended agenda. All approved with Aye.

Bruce made a motion to approve the minutes from the General Membership Meeting held via Zoom October 8, 2022. Terry seconded the motion, and the minutes were approved.

Treasurer's Report: Bruce Popham

Previous Balance 10/8/22	\$ 922.22
Expenses	
SHRMA	\$ 800.00
Asphalt Plant Appeals TCPD	\$ 200.00
Annual P.O. Box and Signs for BLM	\$ 503.83
Total Expenditures	\$1,503.83
Deposits	\$ 750.00
Current Balance	\$ 168.39

Liability insurance is due next spring. It is invoiced in two installments, each \$600. Doug asked whether there would be sufficient funds to cover the insurance, which is due April or May. Bruce said there would be ample funds, since the request for dues is sent after the first of the year. Charles inquired about the dues amount, which is \$20 per household. Bruce and Sherry offered to coordinate with the new Treasurer with regard to sending out dues notices and turning over the books.

There was a question about signatures required for the bank and for signing checks. Doug and the new Treasurer will go to the bank next week to manage the transition from Bruce. Rhonda reminded that a current set of Board minutes will be needed to confirm the newly elected Treasurer.

Brian said he mailed his dues check the beginning of October, but it has not been deposited. Bruce confirmed he'd received the check. He typically waits until he has several in hand before making a deposit.

SHRMA Communication/Website Report: Julie LeBlanc

Sherry acknowledged there was some confusion over the three entities: SHRMA (Stagecoach Hills Road Maintenance Association) and CFRMA (Calle Feliberto Road Maintenance Association), and SNA (Stagecoach Neighborhood Association). There was agreement that communication was key to clarifying how the entities overlap and where they are separate. Julie reported she sent a request for annual dues in February and attached a report on donations and activities. She mailed to 169 residents and had replies from 73. Late notices were sent out in September. She continues to make deposits—15 recently. She has received 2 more but will wait until she has an accumulation before depositing them. At this point, only one resident uses Zelle for a bank transfer. Use of this platform can be a more efficient method for the transfer of funds.

It is important to note that SHRMA is not attached to all deeds: 89 households have Tune Drive road maintenance attached to their deeds, 80 do not. For those 80, dues are a donation and not a requirement. Expenses for road maintenance include snow plowing, grading and materials. Dues for road maintenance (Tune and Calle Feliberto) are separate from SNA dues, the overarching neighborhood organization.

This season, two areas of Tune Drive needed repair, and those have been accomplished. Dues requests will be sent in February after the snow is mostly finished, so that there will be funds available for grading in April or May. Julie will coordinate with Mark Martinez for plowing and maintaining side roads.

Because of Covid, Julie and Hank King have not held an annual meeting of SHRMA. If helpful, Terry and Sherry volunteered to set up a Zoom call in January 2023. For the SNA website, Julie intends to write a description of SHRMA including contact points, information on donations, balance sheet, road maintenance activities and grading dates, meetings with summarizing minutes, and updates as needed. She will update the SHRMA email distribution list. Julie also requested to be added to the agenda for SNA general membership meetings in addition to SHRMA meetings that solely address issues for Tune Drive. Rhonda cautioned about having SHRMA be part of SNA meetings. She is concerned that it would perpetuate the confusion about each Board's distinct activities.

Sherry thanked Julie and Hank for their managing Tune Drive maintenance and wondered if they needed to recruit more help. Julie recounted an effort in the past that was not successful,

because of the frustration over lack of residents' participation. She is willing to try again in January. Doug invited Julie to sit in on CFRMA meetings to serve as a model for developing a similar SHRMA Board with its own bylaws and agreements.

President's welcome of new Board members: Doug Daubert

Doug welcomed new Board members: Charles Morris, Kim Stevens, and Bonnie Taylor; and thanked them for their willingness to serve the community. The rotation of Board members is a new effort to stagger terms for greater continuity, thus making the transition of experience easier.

Election of Officers: Doug Daubert

Doug asked Rhonda to make a motion to elect new officers; Sherry seconded the motion. All were in favor. Terry made a motion to elect Charles Morris as the new Treasurer, replacing Bruce Popham, and Bonnie Taylor as the new Secretary, replacing Dion Smith; Rhonda seconded. The motion was approved.

Charles expressed his concern about the timeliness of deposits because he lives part-time in Taos. Sherry suggested an amendment to the Bylaws regarding three signers on checks: the Treasurer to oversee financial activities; someone local appointed to maintain the checkbook; and someone local to check the P.O. box on a regular basis. Sherry's amendment was approved with an Aye vote.

Terry re-nominated Doug Daubert as President and Sherry Popham as Vice President. Sherry asked for nominations from the floor for those positions. There were none. Doug and Sherry were unanimously approved.

Committee assignments: Sherry Popham

Previous to the meeting, Rhonda emailed the current Board and its newly elected members encouraging them to consider committees on which they might serve. Terry pulled up a document with information on Standing Committees required in the Bylaws and Ad Hoc Committees. Standing Committees (with Subcommittees) include: Infrastructure (Scenic Easement, Fire, Trails, Airport, and Water); Communications (Website); Welcome; Nominating; and Development Standards Advisory Board or DSAB (Realtor Disclosure, Short Term Rentals, and Abandoned Vehicles). Ad Hoc Committees include: Bylaws and Board Terms and Conditions. The Asphalt Plant Committee is described as an Ad Hoc Committee, as well.

Sherry encouraged all Board members and general members to review the Bylaws for their familiarity. She gave an example of a Standing Committee, DSAB and its Ad Hoc, the Asphalt Plant, and stressed the importance of new Board members engaging now in preparation for the transitioning out of older Board members in October 2023. Because of the critical and time-sensitive nature of issues, such as the Asphalt Plant, Sherry underscored the need for continuity in leadership and participation. Terry emphasized that a general member of SNA does not have to be a Director to sit on a committee nor is a Director required to be a chair; the requirement

for a Director is to participate on a Standing Committee. Mel asked what areas have the greatest need for recruitment.

Terry replied there is a need for a DSAB Chair. DSAB, unlike other Standing Committees, is mandated by the County Land Use Ordinance and is responsible for the review of zoning clearance and building permits, making sure plans comply with the County overlay and with subdivision covenants and restrictions. Land is being sold, and new homes are being built at an exponential rate.

Scenic Easement is a Subcommittee of Infrastructure. The Scenic Easement boundary stretches from the end of Tune to Manby Hot Springs. The BLM closed the traditional access point to Manby Springs as a reclamation project that is projected to span several years. The Committee assists the BLM by monitoring traffic with cameras at Calle Feliberto and Tune and with signage.

Doug and Terry said that Fire Protection (also a Subcommittee of Infrastructure) is another area of need for participation; Firewise requires carefully monitoring by SNA. Terry currently awaits a response from the Firewise Coordinator for SNA certification. Sherry stressed that fire protection is important not only for neighborhood safety but also for reducing homeowners' insurance costs. Trash clean-up is a subset of that Subcommittee's efforts. Rhonda added that fire departments receive a portion of the gross receipts tax that should enable them to provide more help with Fire and EMS. She hopes the Committee will look into how SNA can benefit. Doug said there were avenues to explore, including proposed fire stations in closer proximity to Stagecoach Hills than Carson or Arroyo Hondo. Carson is a volunteer department, thirty to forty minutes away, and Hondo has indicated it will not serve us.

Terry asked to proceed through the balance of committees. Communications was named as the third most critical area for participation.

Welcome Committee: Rhonda Vanderhoff

Since Covid, welcoming has been conducted via phone, email, and letter. The primary function of the Committee is to disseminate information about the three entities: SNA, SHRMA, and CFRMA, all of which have separate bylaws, boards, and dues. She directs new homeowners and landowners to the website. Currently, Mary Lane Leslie and Bonnie Golden are active with Rhonda on the Welcome Committee; when property is purchased, Rhonda reaches out to Calle Feliberto residents, Bonnie and Mary Lane reach out to Tune Drive residents. Information gleaned is passed on to Sherry (SNA), Roland Jacobs (CFRMA) and Julie (SHRMA) for accurate membership lists.

Communication: Sherry Popham

Terry coordinates content for the SNA website; management of the website is facilitated by Andreas Kolshorn. Sherry oversees MailChimp, the app SNA uses for communication to the neighborhood membership, coordinating with Julie and Rhonda to develop a comprehensive email list. Kim Stevens also volunteers to assist in that effort. There are over 360 properties and 300 owners. The list covers up to 215.

Nominating Committee: Rhonda Vanderhoff

Rhonda described the process of engaging interested neighbors as elections approach. Nominations are opened in August for October elections.

Kim volunteered to assist Sherry with MailChimp and develop a schematic map of the Stagecoach Hills Neighborhood. Bonnie volunteered to assist Rhonda with Nominations and to sit on the DSAB Standing Committee. Terry asked Bonnie to also sit on the Scenic Easement Subcommittee, as she had expressed interest.

Transition Goals: Doug Daubert

Doug asked how to proceed with committee recruitment efforts. He suggested reaching out personally with phone calls. Sherry suggested that a request for participation be sent through MailChimp.

New Business:

Terry made a motion to thank Sherry and Kim for their work on the Asphalt Plant project, which is coming to a head the end of November. Rhonda seconded his motion, and all approved. Sherry in turn thanked Kim and proceeded to give a summary of the project.

The State of New Mexico approved the operation of an asphalt plant in the area of the currently-operating crusher plant, approximately .8 miles across the Gorge. Although there are issues with compliance, the asphalt plant has been approved by Taos County without a community process and/or public input. Nor was this done with the crusher plant. Instead of re-addressing the crusher plant, the Ad Hoc Committee focused on the asphalt plant. The Ad Hoc appealed the decision via the NM Environmental Department, Friday, November 18. The Subcommittee feels the best prospect for the appeal is through the Board of Adjustment, not the Taos Planning Department that was responsible for grandfathering the project prior to the Land Use Regulations, 2014. The request is to reverse the decision and require a special use permit. Sherry acknowledged Kim, who was instrumental in developing the argument for the appeal, and thanked the Board members and other SNA members who contributed to the appeal process. They included Terry and Linda, Bruce, Mel, Martin, Dion, and DeAnn and Brian Boyd.

Sherry provided further context for the appeal. Perovich Properties did not provide the Board of Adjustment with accurate information when they applied for a permanent facility relocation. There was not continuity in relocating the plant within Taos County. Instead, Perovich Properties was relocating its plant from Colfax County. Kim maintains that arguing for a temporary permit is not as productive as arguing against a permanent facility. Taos County residents are concerned about the effects of pollution on neighborhoods and especially on the nearby designated National Monument. Taos County approved Perovich's application that was based on misinformation.

Sherry will send out information on the public hearings scheduled for November 30. Bruce voiced his hope that there would be a similar result for the Asphalt Plant as there had been for the Septic Disposal Facility and said, if the EPA does not provide a viable avenue for reversing the permit, then his recommendation is to go to a higher branch of government.

Doug returned to the issue of trash at the entrance of Tune Road and wondered if the matter should be referred to the Taos County Road Department. Instead, Sherry will solicit help from volunteers and take the trash to the Landfill.

Rhonda asked if the January 17 Board meeting could be rescheduled to another date or a later time. The next Board meeting is scheduled for January 17, now at 3:00 P.M.

Doug concluded the meeting with this thanks to everyone who attended, to new Board members for volunteering, and to current Board members for their work on behalf of our neighborhood.

There was a motion to adjourn, Bruce seconded. The motion was approved by an Aye vote. The meeting was adjourned at 11:38 A.M. Mountain Time.

Respectfully submitted,
Bonnie Taylor,
Secretary

Future Meetings: 2023 (Mountain Time)

Jan 17	3:00 P.M.	Board
Mar 21	9:00 A.M.	Board
Apr 22	9:00 A.M.	General Membership
May 16	9:00 A.M.	Board
Jul 18	9:00 A.M.	Board
Sep 19	9:00 A.M.	Board
Oct 14	9:00 A.M.	General Membership (Elections of New Directors)