

**MINUTES OF THE STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION (SNA) BOARD
MEETING - 7/19/2022 @ 9:00 am via zoom**

Doug called the meeting to order

Present: President- Doug Daubert, Vice President- Sherry Popham, Treasurer- Bruce Popham, Secretary- Dion Smith, Directors- Rhonda Vanderhoff, Terry Thompson, Massimo Bardetti, Vern Miller
Guest: Linda Thompson, Lynn Antonoplos

Doug made a motion: To approve the 7/19/2022 board meeting minutes- Motion was approved.

Sherry made motion: To approve today’s agenda – Motion was approved.

Treasurer Report - 9/20/22

• <u>Previous Balance 5/17/2022</u>	<u>\$2741.01</u>
• Plants sign	92.34
• Soil	18.46
• Bark and additional soil	111.70
• PO Box renewal	198.00
• Shipping camera	39.83
• BLM signs	555.83
• <u>Total expenditures</u>	<u>\$1016.16</u>
• Balance	<u>\$1724.85</u>
• <u>Deposits</u>	<u>\$50.00</u>
• <u>Current Balance</u>	<u>\$1774.85</u>

Doug asked about a large dues payment recently received. **Sherry** explained that since her meeting with local realtors, the arrears payment was made in a recent home sale transaction. The realtors are happy to make the disclosures re: Neighborhood Association and RMA so home transactions are cleaned up.

A motion was made to accept the treasurer’s report. The motion was approved.

DSAB Report

Sherry- reported that Terry had been working hard to complete the overlay updates requested by TCPD & working with Linda on the bylaw updates. The issue of short-term rental (STR) regulations still needs to be finished by the county. Sustainable Homes has compromised by adapting toward the territorial look by using stucco on new projects in Zone 3. El Prado Water District has been surveying out on Rt. 64 toward the development of infrastructure to provide water along the corridor.

A discussion regarding folks in the membership, if they haven’t a license, to secure a license by paying the fee and taxes owed to be update when the county finalizes the STR regulations. Those members who fail to do this may miss out on being grandfathered in and be fined. **Massimo and Lynn** raised discussion questioning if informing members is DSAB responsibility? Should a letter be sent to inform members or just let them deal with the county? The action of informing members is viewed as responsible and

proactive in that the county regulates the land use ordinances. Sherry expressed that the county required the DSAB existence as part of the land use regulations. Property owners had participated in the development of our original land use regulations. **Lynn A. and Dion** added that maybe the information could be on the website for members to see.

Linda and Terry stated that the bylaw changes need to be voted on at our upcoming general membership meeting. Rhonda stated that the most significant change was regarding board member attendance language. Current bylaws say, “absent from three consecutive meetings.” Missing 2 meetings in a calendar year will empower the board to remove of the member. The motivation is to maintain a strong board.

Welcome Committee

Rhonda shared about newcomers:

- Matt & Jennifer Schultz – on Calle Feliberto
- Erica _ Berlin & Tyler Kollenbroich- purchased Lisa & Bill Goffman’s home

Nominating Committee

Rhonda stated that Bruce (Treasurer) and Dion (Secretary) will be resigning. Kim Stevens, Bonnie Golden and Bonnie Taylor expressed interest in running for the board. Vern expressed unsureness about stepping down and will soon decide.

Asphalt Plant

Sherry shared that the state and N.M. Environmental Dept. (NMED) granted a meeting and appeal without legal representation. Some flaws in the process of the applicant and the county’s allowing grandfathering the plant were recognized. This was seen as an inappropriate action. The location is .86 miles from the SNA border, is not zoned for industrial use and of course poses an environmental threat to local air and water quality as well as tourism. The permit, if granted, will not be a temporary one but rather permanent. The hearing date with the county will be announced. It is important for concerned folks to attend but first to submit comments on the website: <https://nmed.commentinput.com/?id=9TVjp>.

Linda asked about the Hondo Mesa Community Assn. (HMCA) position. Sherry said some HMCA members are on the Taos Alliance. Todd seems to support the applicant, but we need to get feedback from other community members. **Lynn A.** asked about the requirement for an attorney. **Sherry** restated that was waived, and that there will be a consolidated effort including SNA, a well-versed environmental agent she’s been in contact with, the Greater World community, BLM, and Taos Alliance. The best opportunity to block the permit will be at the county level. They may need to utilize a special use permit which may provoke increased public response.

Sherry previously sent to the membership a link for public comment about the asphalt plant proposal. She will resend the above link and encourages the membership to make comment.

Website Update

Terry stated that he will be the point of contact and will work with Andreas Kolshorn who will now manage the SNA website.

October 1st SNA Picnic

Doug reviewed the plans for the picnic. Information has been sent out via email and the website. He then

began a brief discussion about discerning balance re: overreaching in the community. Being proactive – preventive vs. reactive - the problem has occurred. **Sherry** restated that the land use overlay does exist, and owners here participated in its development. There are other local places to live where folks can do just about anything they want, unrestricted, there is a choice.

Vern inquired about a shooting range at a gravel pit. **Doug** informed that if it is east of us, it is not under Stagecoach Hills jurisdiction. If it is to the west, that is in Zone 5 of SNA. The problem has been that folks reporting don't always identify where the shooting is taking place. Also, the sheriff dept. response is slow and if they do come out, they arrive after the shooting occurs. The sheriff has agreed to attend our upcoming general membership meeting.

Terry asked about the agenda for the general meeting. The agenda will include committee reports, accomplishments and soliciting member concerns. These will be addressed before the meeting.

Motion was made to adjourn - and the motion was approved.