

4/19/2023

### **Minutes of the meeting conducted 4/15/2023**

The meeting was opened by introductions of those attending:

Hank King  
Terry Thompson  
Linda Thompson  
Beau Schoen  
Vern Miller  
Doug Martin  
Randy Carlson  
Julie LeBlanc  
Brien Boyd (joined later in the meeting)

This meeting was a legal requirement of incorporating the association to announce to the members that the Stagecoach Hills Road Maintenance Association (SHRMA) had changed it's name to Tune Drive Road Maintenance Association, Inc. (TDRMA) and has been accepted by the State of New Mexico as a non-profit corporation on 2/24/2023. It, also, was an announcement that bylaws had been signed by the Directors stated on the incorporation documents, and filed in Taos County on 3/21/2023. Copies of these documents are located on stagecoachhills.com for anyone to view or download.

Next, was a discussion of the highlights of the bylaws----

- 1) There is nothing in the bylaws that SHRMA was not already doing.
- 2) An amount of money for an annual fee would be suggested at the Annual Meeting in January of each year, and if approved by the attendees of that meeting, be the amount of donation suggested it an annual request for funds to maintain Tune Drive. This will be a voluntary suggested donation.
- 3) The Road and Utility Maintenance Agreement (referred to as the Stagecoach Hills Road Maintenance Agreement in the past) remains in place, so, those property owners having this referred to or attached to their deeds will remain legally required to pay \$10/acre per year, as a minimum, to maintain Tune Drive. These property owners will be asked to donate the suggested larger annual fee (voluntary), since \$10/acre does not cover the expenses to maintain the road.
- 4) A quorum at a meeting will be those attending the meeting.
- 5) Members that can vote on items are those in "good standing". These are members who have made a consistent donation in the past to maintain the road.

The next item on the agenda was a discussion of directors----

We are legally required to have, at least, three directors. The bylaws say the organization can operate with 3-5 directors. We had Julie LeBlanc, Hank King and Brian Boyd listed as directors to incorporate. A request for 2 more members to become directors was made. Beau Schoen volunteered to become a director. A vote

was called for to accept and elect the four above as directors. The attendees of the meeting voted unanimously to accept Julie LeBlanc, Hank King, Brian Boyd and Beau Schoen as directors of the new TDRMA.

Questions were then addressed---

1. Culvert markers were gone in many places. Is there a legal requirement for them? The answer is they are not legally required because this is a private road, but they are a good idea for safety reasons. New signs are going to be ordered marking Tune Drive as a private road, signs to mark the end of our responsibility for grading and plowing, and culvert markers will be purchased soon and installed after they are received.
2. How are members notified of dues? The answer is by USPS, addressed to the property owners that are known. Known property owners are derived from the county assessors database and sharing information from SNA (Stagecoach Neighborhood Association) and individuals emailing changes in address. After the paper letter is sent out, reminders are sent out by email and by second requests sent by USPS. A reminder will be emailed this week.
3. How can requests be made to grade or plow side roads or driveways? The answer is when a notification is sent out by email when grading or plowing, the individual doing the plowing or grading can be contacted. This has been Mark Martinez and he will do the side roads or driveways for a fee.
4. "Stagecoachhills.com" is being used as a means of sharing information about Tune Drive. Important information is posted for anyone to view. Terry Thompson as the new board members to review the contents and give feedback to him.
5. Hank King noted that we do the best we can with the money donated, however, we could do more if more property owners contributed.

The meeting was then adjourned-----