

**Minutes of the SNA Bi-Annual Membership Meeting
Saturday, April 22, 2023, 9:00 AM (MST) via Zoom**

CALL TO ORDER AND ROLL CALL

President Doug Daubert called the meeting to order at 9:06 AM.

SNA Board of Directors Present: President Doug Daubert; Vice President Sherry Popham; Treasurer Charles Morris; Secretary Bonnie Taylor. Directors: Vern Miller, Kim Stevens, Terry Thompson, Rhonda Vanderhoff. Absent: Melvin Allen, Massimo Bardetti, Mary Lane Leslie.

Members: Brian Boyd, Jerry Hansen, Gary Hillman, Julie LeBlanc, Angela Oliver, Dean Pulver, Bruce Popham, Dion Smith, Linda Thompson

APPROVAL OF AGENDA – Kim motioned to approve; Vern seconded. The motion was approved.

APPROVAL OF OCTOBER 22, 2022 MINUTES - Terry motioned to approve; Sherry seconded. The motion was approved.

APPROVAL OF OCTOBER 22, 2022 TREASURER’S REPORT - Terry motioned to approve; Sherry seconded. The motion was approved.

TREASURER’S REPORT AND PRESENTATION OF 2023/2024 BUDGET - Charles reported that in mid-March the balance was \$3,700, and Doug reported \$4,636.16 as of 4-22-23. The full report was tabled.

- **Action Step: Charles will give the April Treasurer’s report and the presentation of the 2023/2024 budget at the May 16 SNA Board Meeting.**

OLD BUSINESS

Fire Protection: There was no report.

- **Action Step: Mary Lane was absent, so the report was tabled to May 16.**

SESC: (The report was submitted in writing by Sherry.) Sherry reported that the committee continues to collaborate with BLM to protect the Scenic Easement. It is also meeting with property owners along the Gorge and Easement to assist them in dealing with trespassers. Currently, Manby Hot Springs (MHS) is closed to the public as a part of the John Dunn Bridge replacement project. Although outside traffic has decreased significantly, a problem remains with individuals in the neighborhood, who believe they have rights to trespass on the Easement, including short-term rental tenants who have been advised of the accessibility. There have been some parking issues in front of the Dobson House and at the end of Calle Feliberto. BLM signage and boulders below the Dobson House have been removed.

Sherry is waiting for notice of public meetings to address the Rio Grande del Norte National Monument Management Plan at which time there will be discussion of developing a trail along the Rio Grande to MHS and SNA’s proposal to change the name of the Springs. She added that the Pueblo and other environmental and hiking groups have been consulted on the name change.

A draft of the Management Plan has been uploaded online, but not updated since the closure.

- **Action Step: Sherry will provide a link to the Management plan on the SNA website and via Mail Chimp.**
- **Dion will track hiking sites online and contact owners of Short-Term Rentals (STRs) in July and August.**
- **Doug will consult with Kevin Whitefeather about the re-naming of MHS.**
- **Sherry will contact property owners' NEG to comply with Easement restrictions.**
- **Terry will follow up with the Deputy Sheriff regarding graffiti on the Tune entrance sign.**

Firewise: SNA is a Firewise neighborhood, certified by the national organization. There will be a brief discussion about it prior to the May 6 clean-up event.

- **Action Step: Terry will upload recent information on the SNA website and in the second week of May will send out the 2023 form to be collected from residents at the end of 2023.**
- **Doug Daubert will follow up with Mary Lane regarding the SNA fire station.**
- **Vern will compile a list of insurance companies that give credit for the Firewise designation.**

DSAB: (The report was submitted in writing by Sherry.) Reviews for new homes and construction projects have slowed over the last six months. Phone calls from realtors and prospective buyers have increased exponentially.

- The committee is currently working with Brian Boyd and Richard Goldman to finalize their plans for construction on Tune Drive.
- It approved the construction of a home by Solustainable Builders on Infinity Way.
- It approved the addition of a garage on CF.
- It finalized Hotel Luna Mystica's construction of a new office to replace the trailer they were using. Compliance with DSI (Dark Skies Initiative) with exterior lighting was confirmed.

Taos Mesa Campground is the property adjacent to Hotel Luna Mystica with unpermitted activity occurring without the benefit of a Special Use Permit.

There are outstanding issues:

- DSAB needs a new chair. Sherry will be available to mentor a new chair during the transition.
- Zoning overlay work, largely performed by DSAB member Terry Thompson, has been presented to the County but has had no action due to the County workload and staffing issues. The draft changes already before the County include split zone elimination (crossing properties), Zone 2 prohibition of SFR (single family residence), elimination of Mobile Home Park language in Zone 2 and correction of manufactured home/mobile home language to comply with NM Law.
- DSAB continues to have discussions on design definitions.
- Unpermitted home-based businesses continue to be an issue. Most are legal under the County Overlay but require licensure and, in some cases, GRT (gross receipts tax). This includes STRs.
- Regarding STRs, the committee made some reasonable recommendations to the County. The recommendations were largely geared toward preventing our neighborhood from becoming a lodging district. Our last estimate of 25% STRs in our neighborhood is barreling towards 50%.
- Regarding subdivision concerns, many developers are using the legal Family rule to avoid requirements. We need to identify subdivisions, which are moving ahead, to discuss fire, water,

and road needs that are mandatory under normal subdivision requirements; however, the requirements can be avoided with a Family designation from the County.

- There are more than a dozen unshielded RVs that are out of compliance.
 - There are abandoned vehicles, mainly in zones 4 & 5.
 - The committee is still working with local realtors on disclosure laws to raise awareness of the Zoning Overlay (SNA is one of two in the County).
- **Action Step: Sherry will monitor the activities on the property adjacent to Luna Mystica.**
- **Sherry is looking for a replacement as chair of DSAB to take effect in October.**

Welcome: In 2022, SNA has welcomed 16 new neighbors over both roads; there have been 11 property sales.

Nominating: Rhonda and Bonnie had a brainstorming meeting February 6 about the replacement of 4-5 Board members. They prepared a list of nominees and, after two emails with a request to serve, there was no response. If interested, contact Rhonda at rlvhikes@yahoo.com.

- **Action Step: Rhonda will send out a notice on Mail Chimp.**

Asphalt Plant Committee: To date, the effort has been led by Sherry, Terry, and Kim, and is not a committee per se, but is in the process of becoming one. Sherry reviewed the history of the mobile asphalt plant, permitted by the County Commissioners in 2009. It operated six months to a year and then moved elsewhere. The issue now is legally permitting its current (larger and permanent) operation. The concern is, if the Asphalt Plant is allowed production without a Special Use Permit (SUP), precedent will be set.

It became clear in losing three appeals (to the Planning Department, Board of Adjustment, and the Taos County Commissioners) that the County is geared more towards economic issues than environmental concerns. There is an air quality monitor, but no one monitors it. Sherry added that Mr. Perovich does not appear to follow the steps he is required to follow. The international standard for hazardous particles is up to 3 miles; the State's requirement is much less. (SNA and other nearby neighborhoods are less than a mile, suggesting that the Plant is too close to the Gorge, the National Monument, and residential neighborhoods.) There are 2,200 square miles in Taos County and the question is: Couldn't the mobile asphalt plant be re-located at a safer distance?

The EPA has reached out to Sherry; this path may be our best strategy. Sherry will provide the verbiage for a complaint line with a link that goes directly to NM Environmental Department. Entries should include hours of asphalt operation (if they're exceeded), visible emissions with photos and videos, noise levels, and whether water is being used to keep the dust down. Gary wondered if SNA should purchase its own monitoring system. Vern asked about refocusing the use of SNA monitoring cameras. Julie wanted to clarify the goals of protesting the Asphalt Plant's location; if the goal is to eliminate pollution, she suggested scrubbers on the units. At the very least, the plant could operate without polluting.

- **Action Step: Sherry will provide wording for the Complaint Line.**
- **Sherry will follow up with EPA and review all suggestions made.**

Communications/Member Contact: MailChimp is an effective tool for communication between members and SNA helping to increase participation.

Action Step: Sherry will send out a Mail Chimp with a link to the Management Plan, with information on Firewise and the May 6 road clean-up, requests from the nominating committee, a report on the Asphalt Plant, and information on the October 7 Art and Music Exhibition at Taos Mesa Brewing Company.

Website: Terry is turning over the website's operations to Andreas Kolshorn and Dania Simmons.

NEW BUSINESS

SHRMA: Julie reported that the road association has incorporated and changed its name to Tune Drive Road Maintenance Association (TDRMA). TDRMA had its first legal meeting with directors Julie LeBlanc, Hank King, Brian Boyd, and Beau on April 15, 2023. Minutes of the meeting are posted on the SNA website. The road and utilities agreements will be attached to the titles of property. If property owners are not contributing, letters will be sent saying they are delinquent. If they fail to contribute, liens will be placed on their property. The association is in talks with an attorney for advice on how to move forward with delinquent dues. The request for dues was sent: 49 have been received out of 127 owners. The annual cost for liability insurance is \$500.

SNA Neighborhood Art & Music Exhibition: The new event will be held Saturday, October 7, 2023 to showcase SNA artists and musicians, deepen ties with Taos Mesa Brewing Company (TMB), and offer something to the larger Taos community.

SNA Neighborhood Picnic: The event will be held Saturday, September 16, 2023 from 1-4 PM at TMB. More information will be forthcoming about food.

SNA Roads Clean-Up: The event will be held Saturday, May 6, 9 AM. Clean-up on highway 64 will start at the entrance to Calle Feliberto and extend to Hotel Luna Mystica. There will be a short update on Firewise.

- **Action Step: Gary will bring safety vests for the clean-up.**
- **Doug will ask DOT and State Troopers about the clean-up schedule and talk to Jason as well.**
- **Doug will follow up on a second clean-up date.**

MEMBERS' CONCERNS - Vern asked about the recent Zoom meeting regarding how to address the new issue of the "semi mobile" matanza and plans for expanding its operations at the Landfill. Doug asked for a list of questions; he will seek answers before presenting any concerns to the SNA Board.

PRESIDENT'S COMMENTS – Doug thanked Sherry, Terry, and Kim for their presentation at the last Taos County Commissioners' hearing on Tuesday, April 18, 2023 regarding the Asphalt Plant.

ADJOURNMENT- At 12:05 PM, Doug made a motion to adjourn, and Terry seconded. The motion passed. **Next SNA Board Meeting: Tuesday, May 16, 9:00 AM (MST)**

Respectfully submitted, Bonnie Taylor, Secretary SNA Board