

**Minutes of the SNA Board Meeting**  
**Tuesday, September 19, 2023**  
**9:00 A.M. (MDT) via Zoom**

**CALL TO ORDER AND ROLL CALL**

President Doug Daubert called the meeting to order at 9:00 A.M.

SNA Board of Directors

Present: President Doug Daubert; Vice President Sherry Popham; Treasurer Charles Morris; Secretary Bonnie Taylor. Directors: Melvin Allen, Mary Lane Leslie, Vern Miller, Terry Thompson, Rhonda Vanderhoff.

Absent: Massimo Bardetti, Kim Stevens.

Members: Martin Gutowski, Gary Hillman, Carrie Kahn, Andreas Kolshorn, Lois Rodin, Matt Schultz, Linda Thompson, Lynn Timmons.

**APPROVAL OF AGENDA**

Sherry approved the agenda with an amendment to include a report given by Taos attorney Susan Baker regarding the short-term rental ordinance pending at Taos County. Mary Lane seconded, and the motion passed.

**APPROVAL OF JULY 18, 2023 BOARD MEETING MINUTES**

Rhonda made a motion to approve the July 18 minutes, Sherry seconded, and the motion passed.

**SHORT-TERM RENTALS**

There is a proliferation of short-term rentals in Taos County. As such, Taos County is considering an ordinance, although it is difficult to reactively regulate and would be burdensome with inspections. Taos County also has zoning power that protects the rights of property owners. There are models of how cities and counties have dealt with short-term rentals, including Santa Fe, Austin, Tahoe, and Telluride. At best, there could be a limitation of use, but Taos County struck it down, because it infringes on the rights of assembly. Attorney Baker belongs to an HOA, and a letter from the association was sent to the Planning Department with revisions. She referred to Crested Butte's requirement to sign a good neighborhood agreement with rights to collect taxes. In Telluride, there is a real estate transfer tax, which is collected and used to develop open space and affordable housing. She stressed the importance of collaboration with the County. Mary Lane said that the County Commission was meeting in a week and stressed the importance of attending meetings. On behalf of a consortium (SNA, HMCA and Upper Colonias neighborhoods) Sherry submitted questions to the County but has not gotten a response.

## **TREASURER'S REPORT**

Charles submitted his report (see attached). The balance as of the meeting was \$13,450.55. He then followed up on previous "action items." Charles successfully set up online banking with Hillcrest. He requested that all receipts from the picnic be turned into him and noted the bank doesn't work with the Zelle payment platform but does with Venmo and Paypal. He applied for the credit card but added that it may cost more than what we use it for, such as domain registration. His opinion is that SNA should continue using personal credit cards and reimbursing expenditures. As for FEIN, he will report next year for this year. Sherry requested he check on the FEIN number.

**Action Item: Charles** will have the 2023-24 Budget prepared for the next meeting and will include costs for insurance, zoom, web domain, mailing costs, picnic, road clean up, cameras, and the fall neighborhood Art & Music Exhibition event.

## **SESC**

Doug spoke on behalf of SNA interests at the BLM Monument Management Plan meeting. September 20 was the deadline for public input. Doug also contacted Todd from the Hondo Mesa neighborhood association (HMCA) to encourage their participation.

**Action Item: Sherry** will provide the link to the plan on MailChimp and send information to Andreas for the website.

## **FIREWISE**

Vern updated the page on the SNA website and included information on the dumpster fire caused by lithium-ion batteries. At this point in Taos, there is no recycling option. The New Mexico Recycling Coalition may be a resource for addressing disposal of the batteries. The Firewise form for 2023 fire prevention work by homeowners is available to download from the SNA website. When completed at year's end, the form can be sent to Vern, and he will report on the neighborhood's efforts to reduce fire hazards.

**Action Items: Vern** will doublecheck the deadline for submittal of the neighborhood report and remind members to fill out their individual reports at the General Membership meeting October 14.

## **ENVIRONMENTAL COMMITTEE**

There was no report from Jim Wilkins. Sherry reported that the County submitted paperwork regarding the Hot Asphalt Plant. There is a 30-day response time for the expert witness to prepare a brief. Matt Schultz has agreed to chair the Appeals Committee.

### **Action Items:**

**The Environment Committee** will research air monitors for data collection.

**Ron** will monitor the timing for publicity.

**Jim** will circulate the document about federal compliances and ways of mitigating emissions.

**Sherry/Matt** will report on the brief and check with the attorney about what the court can dictate, should it rule in SNA's favor.

### **NEW BUSINESS**

**Sherry** will continue to research contact information for NEG and invite them to join other SNA property owners in the effort of resource protection.

### **MEMBERS' CONCERNS**

**Tyler** agreed to monitor public meetings.

### **OLD BUSINESS**

The annual picnic was successful with close to 50 residents attending. Taos Mesa Brewing was accommodating. Sherry thanked Doug and Rhonda for their organization and facilitation of the neighborhood event.

The upcoming Art and Music Exhibition is being promoted on radio (September 27 on KNCE) and with Hold My Ticket. To date, there are 17 artists participating and 5 bands.

### **TRANSITION**

At the October 14 General Membership meeting, new directors will be elected. In their first board meeting within two weeks, the new directors will elect officers. There are various tasks to be assigned to Board members and Committees. They include, but are not limited to: make insurance payment and follow up; maintain key to PO Box (2 sets at different houses); monitor and maintain security cameras; appoint chairs for Welcome, Nominating, By-Laws, SESC Committees, BLM Liaisons, MailChimp, Zoom, DSAB committees; website domain; mailing dues; monitor balloon issues; organize and facilitate the neighborhood picnic; organize and facilitate neighborhood clean-up events; update membership and get contact information from the County; follow up LUR changes submitted by the County; watch for public meeting notices; and submit non-profit report to the State. These items were tabled by Sherry and will be discussed at a future date.

**Action Item: Mary Lane** agreed to be responsible for one of the two PO Box keys.

### **BOARD MEMBER CONCERNS**

Sherry reported that resident Kevin O'Leary requested a list of neighbors who like to participate in certain activities, such as skiing and hiking. Such a list could help develop a sense of camaraderie in the SNA neighborhood. Kim agreed to put together a neighborhood directory. If the list of activities were included, it might make the directory even more informational.

**Action Item: Kim** will report on the status of the directory.

Lois Rodin raised the issue of strung lights on patios, some of which stay on all night. Although holiday lights are allowed, generally the source of light should not be seen, and lights should be

shielded. Rhonda cited from the Dark Sky Ordinance that seasonal lighting is limited to 60 days.

**Action Item:** Doug will send out a reminder about Dark Skies and will check on the exact wording in the DS Ordinance (Taos County Land Use Ordinance) about outside lights.

**ADJOURNMENT**

Sherry moved and Mary Lane seconded to adjourn the meeting. The motion was carried, and the meeting adjourned at 11:05 AM.

**DATES**

**Oct 7 – SNA Art and Music Exhibition 12 PM - 5 PM**

**Oct 14 – General Membership Meeting and Election of Directors for the new term**

**Respectfully submitted,  
Bonnie Taylor, Secretary**

Att (1)

Treasurer’s Report  
September 19, 2023

Bank balance reported at July meeting (per June 15 stmt.) **\$12,675.62**

Deposits

Per July 15 Statement	130.00
Per August 15 statement	<u>\$6,329.81</u>

Total Deposits **\$6,459.81**

Disbursements that have cleared bank

#471 Sherry Popham reimbursements	\$383.37
Paypal disbursement	\$241.51
#472 Hall Monagle (law firm)	<u>\$5,000.00</u>

Total Disbursements **\$5,624.88**

August 15, 2023 bank balance **\$13,510.55**

**Supplemental information**

All of the above activity relates to the fund raise and disbursements associated with the asphalt plant permit appeal.

Since the August 15, 2023, bank statement I am aware of an additional \$150 deposit (I believe related to asphalt plant) and a disbursement of \$210 for the annual post office box fee. These will be formally reported at next meeting.

As of September 18, 2023, our bank balance was \$13,450.55.

I have receipts to be reimbursed (relating to the recent picnic) for \$272.91.

Charles Morris  
Treasurer  
9-19-23