

**Minutes of the SNA Bi-Annual Membership Meeting**  
**Saturday, October 14, 2023**  
**9:00 A.M. (MST) via Zoom**

**CALL TO ORDER AND ROLL CALL**

President Doug Daubert called the meeting to order at 9:05 A.M. (MDT). It was decided by all present that the meeting would break for ten minutes 10:30-10:40 to take advantage of the annular eclipse at its peak.

SNA Board of Directors

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

Absent: Massimo Bardetti, Vern Miller.

Members: Jerry Hansen, Steve Haskins, Gary Hillman, Carrie Kahn, Tyler Kollenbroich, Andreas Kolshorn, Janelle & Tony Palma, Dean Pulver, Lydia Ruffin, Dion Smith, Linda Thompson, Chris Townley.

**APPROVAL OF AGENDA**

Terry moved to amend the agenda by placing the elections portion of the meeting at an earlier point. Sherry seconded, and the motion carried. Election of new directors will come after the Treasurer's report under New Business.

**APPROVAL OF APRIL 22, 2023 MINUTES**

Bonnie moved to approve the April 22 Board minutes. Sherry seconded, and the motion carried.

**APPROVAL OF SEPTEMBER 19, 2023 TREASURER'S REPORT**

Bonnie moved to approve the September 19 Treasurer's report. Rhonda seconded, and the motion carried.

**TREASURER'S REPORT AND PRESENTATION OF 2023/2024 BUDGET**

See attached report. As of October 13, the SNA balance was \$13,075.30, reflecting that some expenses incurred from the Art & Music Exhibition have been paid. Several donations have been made towards the cost of the band, but not all expenses and donations have been recorded. Charles then reported on the budget. At the start of the year, SNA had a balance of about \$5,000 with \$1,000 held in reserve. The fundraiser for the Hot Asphalt Plant appeal raised \$19,405. About \$10,000, or a little more, has gone to attorney's fees and sundry related expenses. What remains for the Asphalt Appeal is \$8,500; about \$5,000 is available for General Operations. Doug affirmed it was important to separate Asphalt Appeal and General Operations funds.

**Action Items:**

**Charles** will prepare a Treasurer’s report that reflects Asphalt Appeal and General Operations income and expenses in addition to a projected budget for 2024 that includes anticipated income from dues.

**Sherry** will get information on initial expenses for the Asphalt Appeal that might have been absorbed into General Operations.

**NEW BUSINESS**

**Nominating Subcommittee:** Rhonda reported that the committee met in February and sent personal emails to members asking for volunteers, with no response. This action was followed by a MailChimp email in a second attempt to recruit. Tyler Kollenbroich and Gary Hillman agreed to run for the Board. In July, the Board voted to sit nine members, instead of the current 11. The slate being put forward includes Vern, Massimo, Bonnie, Mel, Charles, Mary Lane, Gary, Tyler, and Kim. In two weeks, the new directors will meet to elect officers.

Terry motioned to accept the slate as presented; Sherry seconded. The motion passed.

Sherry raised the issue of assigning board tasks during the transition. Kim will assume responsibility for the Communications Subcommittee that oversees the Owner Database, MailChimp, and Zoom. Andreas, who oversees the Website, needs to know who should receive SNA emails. There are two keys to the Post Office; Mary Lane has one, and Terry has the other. Rhonda affirmed the outgoing officers will be available to assist new directors. Kim suggested the new board meet Saturday, October 28, 9:00 A.M. (MDT) to elect officers. Sherry and Kim will send out an email to announce the new directors and meeting time. Sherry reminded members that it is routine, as outlined in the Bylaws, for new directors to meet two weeks after election, inform residents of that meeting, and supply an agenda.

**Action Items:**

**Terry** will give his key to the new president (October 28).

**Sherry and Kim** will send a MailChimp email Saturday, October 14, giving notice of the October 28 meeting of the new directors.

**New Directors** are encouraged to read the Bylaws prior to the meeting.

**Charles** will inform the bank of SNA’s new officers and submit a copy of the minutes to verify their election.

**OLD BUSINESS**

**INFRASTRUCTURE (Standing Committee): Subcommittee Reports**

**FIRE PROTECTION (Chair, Doug Daubert)**

Mary Lane reported that she contacted the Fire Marshall and Fire Chief asking to meet and discuss station plans and where water will be coming from. The Marshall and Chief are requesting three acres, rather than two to be located 50 ft. off Calle Feliberto and Hwy. 64, just west of the Candle Factory.

**Action Items: Mary Lane** will provide a report following her meeting with the Marshall and Chief.

**SESC (SCENIC EASEMENT STEERING COMMITTEE) (Chair, Sherry Popham)**

Sherry began her report by stating that SNA will need a new Chair for the SESC and liaison to work with the BLM to protect the Scenic Easement from trespassers. Sherry, Rhonda, and Doug are committed to continue as committee members.

A new road is being developed with evidence of cut wire on the fence to the right of the gate. The BLM is willing to place large boulders there. Donations for the boulders would be appreciated. HMCA (Hondo Mesa Community Association) is working with the BLM on no trespassing signage. This does not eliminate responsibility on the part of private owners, who also have a stake in protecting their properties and the Easement.

At the BLM Monument Management Plan meeting, Doug on behalf of SNA, expressed the neighborhood's desire to create an alternate legal route to Manby Hot Springs (MHS), which, at this time, is only via the river.

**Action Items: The Board** will appoint a new SESC Chair.

**Social Media: Dion**

Dion reported that there have been few comments on social media about Tune Drive as access point to MHS. If anyone sees such comments, let him know.

It was made clear at the BLM Monument Management that BLM needs to do a better job educating the public about legal access to MHS. Sherry reminded members of the environmental sensitivity of the Scenic Easement, which is to protect the gorge rim and corridor view. The only legal access to MHS is the river from John Dunn Bridge and a difficult-to- navigate trail along the river's edge, complicated by botany, geology, and private ownership issues.

Doug brought up the re-naming of MHS (to remove the name Manby). He has been in contact with tribal members. They will propose a new name to the BLM to honor the land and indigenous traditions.

**Graffiti Tune Drive Entry Sign: Terry**

There is no update from the time of the incident and photos were taken to the Sheriff. This particular issue is closed.

**FIREWISE (Chair, Vern Miller)**

Terry said there is no recyclable solution to the disposal of spent lithium-ion batteries. So, when throwing them away, it is very important to tape both ends because not doing

so can lead to fire. Dion suggested taking the batteries to Home Depot as another option.

**Action Items:**

**Terry** will provide Vern with information on the end-of-year Firewise report.

**Vern** will clarify that information on the SNA website.

**DSAB (Development Standards Advisory Board) (Chair, Sherry Popham)**

Because of new development stretching across Tune Drive and Calle Feliberto, there is pressure on the DSAB to streamline the approval process. Sherry said we have 105 homes in the SNA neighborhood and more under construction. DSAB aims to find consistent language for zones 1-5 and clarify definitions of permitted architectural design in the SNA Zoning Overlay with illustrations of pueblo and territorial styles and examples of desirable materials and color palettes. This refinement of community standards will be helpful for buyers, developers, and real estate agents. Mary Lane inquired about community standards. Sherry replied that community standards are in CC&Rs (Covenants and Restrictions) and LURs (Land Use Regulations) found in the County's Land Use Regulations and in property deeds. Mary Lane further asked about structures on the mesa that do not conform to a standard, such as Earthship architecture. Sherry replied that these and other examples often are grandfathered, but do not set precedence. Other than what is controlled by property deeds, Mary Lane cautioned about property rights of the individual owner that would make a legal battle challenging. Steve Haskin said some building has been completed—like the “butterfly” houses—that don't comply with the CC&Rs or LURs and asked if there are any “teeth” to DSAB recommendations. Janelle described a previous lawsuit in which the owner won due to an illegal judgment. While the goals of the committee are to work toward definitions that preserve the cultural identity of SNA, reflected in the predominant housing stock, the intention is also to be open to changes in tastes, costs, and materials. Sherry concluded by saying that the DSAB is a means for collective judgment. Standards are designed to maintain compatibility with neighboring structures and ensure that homes “talk to each other.” Buyers are drawn to the ambiance of the mesa. To preserve it, DSAB's task is to educate and be persuasive about neighborhood expectations; however, the County makes the ultimate decisions on building permits, not SNA. DSAB's task is to inform residents about the architectural styles and to request feedback from the community. Doug said we need the County to provide legal clarification about architectural styles.

**Action Items:** **Sherry** will oversee the changes to the Overlay and submit them to the County for approval and incorporation. (Until a new chair is appointed, Sherry will stay on in that position and work with Andreas to get proper definitions on the SNA website.)

**NEW BUSINESS (CONT'D)**

**WELCOME (Chair, Rhonda Vanderhoff)**

Several properties have been purchased on Calle Feliberto: Bennie Reed and a potential closing on CF through realtor Mary Emery; Tune Drive: Josephine Borrman and Daniel Harding and Kate and Chris Townley. 415 Tune Drive is for sale.

**Action Items:** The new Chair of the Welcome Committee will follow up with these residents.

### **ASPHALT PLANT AD HOC COMMITTEE (Chair, Matt Schultz)**

#### **Environmental Subcommittee (Chair, Ron Soskin)**

The committee's work will gear up once a decision on the appeal has been made.

#### **Appeal Subcommittee (Chair, Matt Schultz)**

On behalf of Matt, Ron reported that Jason filed a motion for an injunction together with the expert witness' report. The County has 30 days to respond, after which SNA has an opportunity for a counter response. The Judge will then set a hearing. Although NMED has permitted the plant to relocate to the Torres' property, there will be no activity during the legal proceedings. Ron said the purpose of our brief is to get the County to require a Special Use Permit (SUP). Carrie inquired about the mobile asphalt plant at Red River, and if anyone knew of mitigation efforts there or at the current location in Eagle's Nest. Sherry said that was an avenue for the Environmental Subcommittee to explore.

**Action Items:** Ron will investigate whether mitigation efforts were made at the sites where the mobile asphalt plant had been operating and where it currently operates.

### **WEBSITE (Webmaster, Andreas Kolshorn)**

Andreas reported that the transition from Terry's leadership was going well. Everyone who has requested to post on the SNA website has been following the protocol he has outlined. (There have been one of two changes per month.) It may take 1-2 days for a response to an email.

**Action Items:** Andreas plans to work on spacing and accessibility issues. If anyone has ideas, please let him know.

### **ART & MUSIC EXHIBITION REPORT**

Doug reported there were 17 artists and 5 bands at the event. Jason Wylie, President of Taos Mesa Brewery, was pleased with the turnout. The Brewery advertised in Tempo and Hold My Ticket online, Andy Byrd and Doug were interviewed on the radio, and a poster was put up. Next year, it might be worth expanding beyond the Brewery's efforts by advertising in the Taos News, if financially feasible. Terry videoed the event and will post an edited version of the video with a link on the SNA website. Ron thanked Doug and Rhonda for their organization and facilitation.

### **MEMBERS' CONCERNS**

Janelle acknowledged Doug and Rhonda's anniversary and Dion's birthday.

### **PRESIDENT'S COMMENTS**

As Doug ends his four years serving as SNA President, he wished to highlight the achievements of his board: ridding the community of S&R Septic; improving the membership list; introducing MailChimp for improved communication with residents; increasing dues; getting SNA

designated as a Firewise community; updating the website; re-seeding and securing the Scenic Easement; planting flowers under the SNA neighborhood sign; challenging the County on the Hot Asphalt Plant and creating a neighborhood consortium to include the Earthship Community and Upper & Lower Las Colonias; addressing the issue of short-term rentals; organizing and facilitating the Art & Music Exhibition, the Community Picnic, and Clean Up of Hwy 64. The Board now meets every other month in addition to two General Meetings of the membership. Doug thanked former Board members Dion Smith and Bruce Popham. He thanked current and new members, including Terry, Sherry, and Rhonda who are rotating off the Board after four years of service. Doug said, "It has not been a smooth ride, but the Board stuck to their guns." The most rewarding part of being president has been the opportunity to make new friends.

#### **ADJOURNMENT**

Sherry moved to adjourn the meeting, Terry seconded, and the motion passed. The meeting was adjourned at 10:26 A.M.

Respectfully submitted,  
Bonnie Taylor, Secretary  
Att. (Treasurer's Report and Taos County Public Meetings Report)

### **Addendum Report from Tyler Kollenbroich**

I have been monitoring Taos County public meetings and Kit Carson Board of Trustees meetings and haven't seen anything pertaining directly to the SNA neighborhood since the Asphalt Plant was approved. Here is a breakdown of topics discussed at recent board meetings:

#### **Taos County**

General budget approvals

Funding for road paving/painting

Funding for forest thinning in the county

Hiring of a new economic development coordinator

Commissioners will be meeting on Nov 7th to discuss amending the county open burn permit.

More information is available via the link below:

[https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2201348/R\\_2023-42.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2201348/R_2023-42.pdf)

#### **Kit Carson**

Working on public outreach for a green hydrogen project in Questa

Expanding broadband throughout the county

Expanding Amalia solar facility

Fire mitigation

No mention of expanding the Taos Mesa solar facility located on NEG land adjacent to the dump on Hwy 64 at this time.

There have been no updates for the Mobile Matanza on Hwy 64 since the County Commissioners meeting on 5/16/23. At that meeting, there was approval of construction plans for the facility (contract link below). There have been no notices of meetings for public comment.

[https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1953541/TCC\\_2023\\_5\\_Facility\\_Build.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1953541/TCC_2023_5_Facility_Build.pdf)

Treasurer's Report  
October 14, 2023

Bank balance reported at September meeting (per August 15 stmt.)		<b>\$13,510.55</b>
Deposits Reflected on September 15 statement	\$150.00	
Disbursements that have cleared bank		
#462    Post Office Box rental	\$210.00	
September 15, 2023 bank balance		<b>\$13,450.55</b>

**Supplemental information**

Disbursements I am aware of that have not yet shown up on a bank statement and will be formally noted on a future report.

\$272.46 (reimbursement to Rhonda for picnic expenses)

\$900 to sound person and two bands at Arts and Music Festival (\$300 each)

I am also advised that there were some anonymous donations received at the Festival that was ear-marked for tips and additional payments to the performers and staff of the Festival.

As of October 14, 2023, our reported bank balance was **\$13,075.30**. Some (but not all) of the items noted in the supplemental info above have cleared the bank after the September 15 statement so they are reflected in the reported balance, but some of them have not yet cleared the bank.

Charles Morris  
Treasurer  
10/13/2023



Stagecoach Neighborhood Association  
2023 Annual Budget

**General Operations**

Liability insurance	\$825
D &O insurance	\$650
Cameras maintenance cost	\$400
Zoom annual charge	\$360
MailChimp for communications	\$175
Website DOMAIN annual	\$50
Dues mailing- paper, envelopes, stamps	300
Banking costs	100
Entry Sign Maintenance	\$50
Welcome committee postage & materials	\$50

**Reserve** for contingencies \$1000

**Events**

Annual Picnic	\$300
Road cleanup event(s)	\$50
SH annual Art & Fest at the Mothership	\$800