

Minutes of the Semi-Annual SNA General Meeting
Saturday, April 6, 2024
9:00 A.M. (MST) via Zoom

I. CALL TO ORDER AND ROLL CALL

President Tyler Kollenbroich called the meeting to order at 9:01 A.M.

II. ROLL CALL

SNA Board of Directors

Present: President Tyler Kollenbroich (Chair, Infrastructure and SESC; member DSAB), Vice President Kim Stevens (Chair, Communications), Treasurer Charles Morris, Secretary Bonnie Taylor (member, DSAB). Directors: Melvin Allen (Chair, Airport; member, SESC), Massimo Bardetti (member, SESC), Mary Lane Leslie, and Vern Miller (Chair, Cameras, FIREWISE, Trails).

Absent: Assistant Treasurer Gary Hillman (Chair, Welcome Committee)

Members: Lynn Antonopolis (member, DSAB), Brian Boyd (member, DSAB), Doug Daubert (member, SESC), Matthew Deceunynck, Jerry Hansen, Julie LeBlanc (Chair, Tune Drive Road Maintenance Assoc.; member, DSAB), Doug Leslie (member, Cameras), Kevin O’Leary, Bruce Popham, Sherry Popham (Chair, DSAB), Matt Schultz (Chair, Asphalt Appeal), Dion Smith (Chair, Water), Linda Thompson (Chair, Bylaws), Terry Thompson, Rhonda Vanderhoff (member, DSAB, SESC, Welcome Committee)

III. INTRODUCTION AND RECAP OF SNA ACTIVITIES - Tyler

Tyler introduced himself to SNA members new to neighborhood meetings and gave an overview of SNA’s purpose: to mediate between neighbors; review applications to ensure compliance with Taos County zoning regulations; and advocate on issues that impact the neighborhood, including appealing the proposed Asphalt Plant, monitoring County Commissioners’ and Planning Department meetings and BLM’s oversight of the Scenic Easement and Manby Hot Springs. The Board, on behalf of the Association, purchases and maintains security cameras. It is also responsible for messaging the community, creating and facilitating neighborhood events, and maintaining owners’ lists and the website.

IV. APPROVAL OF AGENDA

Bonnie moved to approve the agenda; Vern seconded. The motion carried.

V. APPROVAL OF FEBRUARY 3, 2024 SNA BOARD MEETING MINUTES

Charles moved to accept the February 3 minutes; Kim seconded. The motion carried.

VI. TREASURER’S REPORT – Charles Morris (see attached)

The current balance is \$12,295.69. Approximately \$6940 of the balance is earmarked for the Asphalt Appeal, \$1,000 is held in reserve, and the remainder is available for General Operations. The funds are generated from SNA dues and Asphalt Plant appeal donations. Tyler asked about the current fundraising goals for the appeal, and Matt said \$10,000. Charles asked if the

personal loan from Matt in the amount of \$3,855.01 should be repaid now. Matt said to leave the money until a decision by the court is made.

A. **Filing 2023 Taxes** – due in May.

B. **Payment Platforms for Dues and Fundraising** – Paypal seems to be effective. Julie said dues for Tune Drive maintenance are paid via check, Paypal, and Zelle.

Action Item: Charles will investigate Zelle. Tyler tabled final decisions on payment options until the next meeting.

VII. OLD BUSINESS

A. Committee Reports

1. SESC - Chair, Tyler Kollenbroich

Tyler summarized the violations that caused BLM's closure of the Scenic Easement and Manby Hot Springs. He reported a late February increase in trespassing—foot traffic and parked cars—near Dobson House and Massimo's property. Massimo has been in touch with the Sheriff. Tyler suggested that working with the BLM on educational outreach regarding the closure may be the most effective approach. Sherry suggested BLM's messaging about the closure should emphasize that the Easement was intended to protect the Gorge rim and corridor and that SNA was not responsible for the closure. Tyler also reported that Gary Hillman contacted realtors about not advertising access via Stagecoach Hills.

Massimo asked about the BLM's document on management of the Monument. There was some discussion about the pro's and con's of paving B007—whether that would protect the Easement or increase traffic to it. Although there are posts, a gate to close off Tune Drive was never installed so that Dobson House was able to continue accessing it.

Action Items:

- 1) **Tyler** will continue monitoring social media and will keep in contact with BLM on educational outreach.
- 2) **Tyler** will review BLM's document, specifically to check if Manby Hot Springs is in the management plan.
- 3) **Tyler** will check with the owner of Dobson House about trespassing signs and remind her that access to the Easement should not be listed on her website.

2. DSAB – Chair, Sherry Popham

- a. **Standing Committee Status/Liability** – Due to concerns about DSAB liability in the approval process, the Board needs to be involved at a certain level, specifically around issues of enforcement.

- b. **Definitions Page for Overlay** – The Definitions Page clarifies what is already in the Overlay of the Taos County Land Use Regulations. The document will be distributed to the membership via MailChimp. If there are no objections, the Board will approve the document and send it to the County for incorporation into the Overlay.

Sherry thanked Terry Thompson for his years serving in many capacities on the SNA Board and presented him with a plaque. She announced the members of the DSAB and who of them represents Zones 1-5: Jayson Wylie, Zone 1; Martin Gutowski, Zone 2; Rhonda Vanderhoff, Brian Boyd, Zone 3; Lynn Antonopolis, Bonnie Taylor, Zone 4; Toby Martinez, Zone 5. Sherry plans to rotate off the DSAB on June 1 and, in re-thinking the structure of the board, she emphasized how helpful it is to have members with experience in architecture, design, and/or zoning regulations.

Action Item: Kim will distribute the Definitions Page via MailChimp.

3. ASPHALT PLANT – Chair, Matt Schultz

Matt reported that the briefing for the lawsuit was submitted in December. To date, there has been no ruling by the court.

- a. **Fundraising** - Donations to date likely are adequate through the trial court decision (funds on hand less amount owed to Matt and likely costs/fees for oral argument on the case). If there is an appeal, more funds will be needed. The expert witness suggested SNA donate to a charitable cause he is affiliated with in lieu of payment to him, but he has yet to invoice our attorneys for his work. We estimate \$1000-\$1500, an amount which is included in estimated future costs above.

Doug Daubert asked if the paving season presented a problem with no court decision. Matt said there is a motion to stay to prevent the running of the Asphalt Plant during the lawsuit.

Action Item: Matt will check on the status of the case.

4. CAMERAS – Chair, Vern Miller

- a. **Privacy Issues** – There is no problem with capturing video in public spaces. In New Mexico, audio recording is one-party consent, so that also does not seem to be a problem. Cameras use audio when taking short video clips, but they can be set not to record audio.
- b. **Subscription Transfer** – Board members originally purchased the three cameras. They were reimbursed, but there was no subscription transfer. Reconyx offers an improved support plan, optimized for capturing license plates: \$200 per year with unlimited images and anti-theft insurance.

- c. **Conversion and Placement** – The camera at the Tune entrance is difficult to access; the other two (one on Calle Feliberto and the other at the BLM gate) are cellular and can be accessed digitally. Vern suggested to decommission the Tune camera and replace it with a cellular camera for a cost of \$660. The decommissioned camera could be used and placed near the Scenic Easement.

Rhonda asked if theft insurance is included the solar panels. Sherry recommended that the cameras be coordinated and placed under a SNA account. Tyler said he would like to move ahead with the replacement of the Tune Drive entrance camera. Julie said the Tune Drive Road Maintenance Association (TDRMA) will contribute to the camera costs.

The question of making images available to the entire community was raised. The consensus was that availability beyond Tyler, Kim, and Vern may trigger concerns about privacy, but a decision on the issue was tabled.

Action Items:

- 1) **Vern** will present a specific camera/support plan recommendation for the Board to vote on at the next meeting.
- 2) **Vern** will purchase and place a new camera at the Tune entrance.
- 3) **Vern** will check to see if solar panels are included in the theft insurance.

5. COMMUNICATIONS - Chair, Kim Stevens

- a. **List of Property Owners** – Tyler is putting together a list with input from Gary, Rhonda, and Julie.
- b. Tyler and Kim will include a “FAQs” on the website.

Action Item: Kim will call a meeting to update the website.

6. WELCOME COMMITTEE – Chair, Gary Hillman

Gary took the opportunity at a recent Coldwell Banker meeting to reaffirm that Manby Hot Springs is legally accessed from the John Dunn Bridge via the river or via the trail alongside the river between the bridge and springs. He called real estate agents with new listings in Stagecoach Hills and requested they share with eventual buyers his contact information as Welcome Committee Chair.

Action Item:

- 1) **Gary** will educate potential buyers and real estate agents in their understanding of the Overlay and SNA activities.
- 2) **Lynn** volunteered to contact Gary and offer help regarding communication of the Overlay.

7. COMMUNITY MESSAGING – Tyler & Kim

Tyler, Kim, and Bonnie have been exploring new platforms for community messaging. The plan is to continue with our current List Serve and try Microsoft Teams to see which is more accessible and useful.

8. NEIGHBORHOOD EVENT PLANNING – Tyler

- a. The annual Road Clean Up is scheduled for **Apr. 21**. Tyler made special mention of Gary's efforts to clean Hwy 64 of trash on a regular basis. The date for the Community Picnic is **Sept. 21**. Tyler asked for volunteers to assist with grilling.

Action Item: Tyler will work with Jayson, Doug, and Rhonda to discuss dates for the Music and Art Festival and, if feasible, how to facilitate the event.

VIII. NEW BUSINESS

A. Recruitment – Tyler

Tyler would like to return the size of the Board to 11. He is attempting to seek interest from members in serving as Board members, Committee Chairs, and Committee members.

IX. MEMBERS CONCERNS AND COMMENTS

A. Mobile Matanza – Bonnie gave Jayson Wylie's report.

Jayson Wylie, President and CEO of Taos Mesa Brewing and DSAB member, agreed to attend the February "listening meeting" regarding the semi-mobile matanza. He reported that representatives of Taos County Economic Development Corporation (TCEDC) said the matanza operated from 2005-10 in the same place that is proposed now, near the Taos Landfill. Many feel a small-scale, local slaughterhouse would be economically beneficial to local food production. Mayor Maestas said the facility would not be a feedlot and would process 50 head a week, growing to possibly 150—not the 1,000 rumored. Concern about the proposed USDA-certified slaughterhouse centers on issues of health and environment: scale of the project, water usage, wastewater, and disposal of carcasses. There is a fact sheet on the TCEDC website: <https://tcedc.org/>. Recordings of all meetings can be accessed on youtube. <https://youtube.com/@thetcedc?si=wBI9CNsTTfwGRPm5>

UPDATE: TCEDC has requested the town become the fiscal agent for the facility, portions of which are owned by Taos County, which will transfer the assets to the town. The town will apply to the county for the special use permit the facility requires, Maestas said, and become the conduit for funds directed to the project. (Taos News, April 12)

Action Item: Jayson will explore the idea of a moderated panel discussion at the Mothership to help inform.

B. Open to Members – No questions or comments.

X. PRESIDENT'S COMMENTS

Tyler concluded the meeting by thanking all who participated and reinforcing that all meetings are open to members in addition to the spring and fall General Meetings.

XI. ADJOURNMENT

Sherry motioned to adjourn; Vern seconded. The motion carried, and the meeting concluded at 10:30. **Next Meetings: June 1, August 3, October 5 (Elections), December 7**

Respectfully submitted,
Bonnie Taylor, Secretary
Att. Treasurer's Report

Treasurer's Report
April 6, 2024

Bank balance at January 31, 2024 (reported at Feb 3 meeting) **\$17,715.78**

Since that date:

Deposits	\$ 775.00	checks	
	\$4,358.28	paypal	
			Total \$5,133.28

Disbursements that have cleared bank

D&O insurance premium (term 2/10/24-2/10/25)	\$698.00
Huffman Wallace law firm	\$12,705.37
General Liability premium (term 3/9/25-3/9/25)	\$945.00
Total	\$14,348.37

March 31, 2024 bank balance **\$ 8,500.69**

Supplemental information

Gary has advised me that he has picked up a number of checks from the post office in the last day or two totaling \$3,795. After deposit of these checks we should have a total balance of \$12,295.69. I am still working through the various paypal contributions to make sure they are properly allocated between the Asphalt Appeal and regular dues, but as of now roughly \$6940 of our balance is designated for the Asphalt Appeal, \$1,000 is our reserve. and the rest is available for General Operations.

None of the loan made by Matt Schultz for the Asphalt Appeal has yet been paid back so I still show a balance due on that of \$3,855.01.

In early March we mailed out approximately 300 assessment notices and we are still receiving funds from that solicitation. I would think that by next meeting we will have received all the dues contributions we are going to get so I should be able to give you a final count on participation.

Charles Morris
Treasurer
April 6, 2024