

**MINUTES SHNA BOARD MEETING, SATURDAY, JUNE 1, 2024**  
**Via Zoom**

**I. CALL TO ORDER**

President Tyler Kollenbroich called the meeting to order at 9:00 A.M. (MST)

**II. ROLL CALL**

SHNA Board of Directors

Present: President Tyler Kollenbroich (Chair, Infrastructure and SESC; co-Chair, DSAB); Vice President Kim Stevens (Chair, Communications); Treasurer Charles Morris; Assistant Treasurer Gary Hillman (Chair, Welcome Committee and Road Clean Up); Secretary Bonnie Taylor (member, DSAB). Directors: Melvin Allen (Chair, Airport; member, SESC); and Vern Miller (Chair, Cameras, FIREWISE, Trails).

Absent: Massimo Bardetti (member, SESC), Mary Lane Leslie.

Members: Sherry Popham, Linda Thompson, Terry Thompson, Rhonda Vanderhoff (member, DSAB, SESC, and Welcome Committee).

**III. APPROVAL OF AGENDA**

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

**IV. APPROVAL OF APRIL 6 SHNA GENERAL MEETING MINUTES**

Tyler moved to accept the April 6 minutes; Gary seconded. The motion carried.

**V. TREASURER'S REPORT – Charles Morris** (see attached)

To keep an accurate accounting for budgeting purposes, Charles requested that all expenses be reported to him, even if reimbursement is not claimed. As of May 30, the balance was \$13,563.13 of which \$6,653.93 is designated for the asphalt appeal, \$1,000 is kept in reserve, and the balance is used for general operations. \$10, 813.21 accounts for total contributions received towards the Asphalt appeal process. The invoice from the expert witness was greater than anticipated.

Vern will talk to Reconyx about setting up a Paypal account for SHNA; he will coordinate with Charles to ensure the billing information is correct. Vern purchased the digital camera for the Tune entrance; Julie has said TDRMA will cover half of the cost. Rhonda and Doug bought the Calle camera and have offered to absorb the monthly fee to maintain it.

- A. **2023 Tax Filing** – Charles reported there was an issue with filing, but the taxes will be paid the end of June or first of July without penalty. When income is \$50,000, or less, the filing is easy and done electronically. Bonnie completed the New Mexico non-profit business report in April.
- B. **Payment Platforms for Dues and Donations** – Paypal is working for dues and donation payments. Tyler reminded everyone to click “Friends and Family” when making a payment. The question of whether SHNA should also set up Venmo and Zelle was tabled until next year.

**VI. OLD BUSINESS**

**A. SESC - Tyler Kollenbroich**

Tyler met with BLM in April. A representative from the regional office was present. BLM feels the objective for preventing vehicle access to the Scenic Easement was accomplished with fencing; however, there is new parking outside the Easement on land owned by Massimo, Dobson House, and NEG. Massimo successfully contacted the sheriff's office about parking issues outside the easement; Tyler will encourage him to continue his efforts.

The liaison at BLM (Eric) has been working with TSV, Google, and others to alter platforms to show the proper access to MHS from John Dunn Bridge. He will print up a document with official language and emblems for distribution and hold a potential “strike day” for educational outreach. BLM asked to be notified when, and if, other websites need updating.

1. **BLM Management Plan** – Manby Hot Springs is not mentioned in the plan. Tyler will follow up with BLM to push for a rim trail access to MHS.
2. **Dobson House signage** – Tyler has been in contact with Brenda about signage and has offered to install the signs after she purchases them. He will meet with her in July.

**Action Steps:** Tyler will follow up with BLM, Massimo, Brenda Wilhelmson, and NEG.

## **B. DSAB – Sherry Popham**

Sherry reported there are two building projects being considered for approval: the proposed Kate & Chris Townley residence and casita; and the Matt and Jen Schultz residence.

- The Townleys are looking into resolving the disparity between the CC&Rs attached to their title and the SHNA Overlay. There is a trailer and/or storage container temporarily located on their property for the construction phase.
- The Schultzes agreed to soften the look of their modern design. Matt has sent Sherry the plans for a Josh Wolf (Solustainable Builders, LLC) design.

Sherry also reported that Taos County has hired a consultant to review the land use regulations, which will include neighborhood overlays.

Vern asked about a manufactured shed that was seen on Tune Drive and questioned the location of it and if the structure required approval and a permit. If a structure is less than 10x12, DSAB approval is not needed. The tall shed was put on Pollack property in a perplexing location.

### 1. **Definitions Page**

Charles agreed to approve the Definitions Page, leaving Massimo as the final vote.

Tyler and Brian plan to meet with Kurt Edelbrock, President of the Upper Los Colonias Neighborhood Association (ULCNA), to discuss land use regulations and overlays. Rhonda asked to be included in that meeting. Tyler and Brian also plan to contact the Ranchos association, in addition to others on the list of twenty-four associations located in Taos County.

### 2. **Committee Makeup**

Tyler thanked Sherry for her four-year service as chair of DSAB. Bruce Popham presented a plaque made by Terry Thompson to memorialize her significant and much-appreciated leadership and contributions to SHNA. Sherry thanked Tyler and Brian for agreeing to co-chair the DSAB, also Terry Thompson, Julie LeBlanc, and Doug Daubert for their longtime service on the committee, and finally, Rhonda for agreeing to stay on and serve another term. The DSAB now consists of the following members: co-chairs Tyler Kollenbroich and Brian Boyd; members Lynn Antonoplos Martin Gutoski, Bonnie Taylor, Rhonda Vanderhoff, and Jason Wylie.

## **Action Steps:**

**Sherry** will follow up with ABC Mesa regarding the trailer that is occupied and not permitted on their property.

**Tyler** will follow up with Massimo for his vote on the Definitions Page.

**Tyler and Brian** will reach out to neighborhood associations.

## **C. ASPHALT PLANT – Matt Schultz**

### 1. **Status of Case**

Sherry spoke on behalf of Matt. For the moment, there is no activity to report on the appeals process; there have been months of delays in scheduling a hearing. Nonetheless, Matt feels that SHNA's case is strong. Mel wondered about the interests of the NM state Highway Dept. and the Pueblo. It is believed that Mr. Perovich's intent is to move his major asphalt plant to the site in proximity to the Monument.

**Action Steps:** Matt provided Charles with the invoice from the expert witness, Mr. William Chavez (\$4,875 @ \$250 per hour). Mr. Chavez has directed that the funds be donated to New Mexico Tech.

**D. CAMERAS – Vern Miller**

Having purchased the Calle camera, Rhonda and Doug offered to continue paying the monthly maintenance fee (\$15 per month). Sherry has been paying \$21 per month for the Tune camera. After further discussion, it was decided Vern will set up the annual support plan for the Tune Drive entrance camera and a monthly plan for the BLM camera. SHNA will assume financial responsibilities for Tune and BLM cameras and consolidate associated costs into a single account for SHNA. Charles has researched getting a SHNA credit card as well as paying electronically *via* Paypal. Tyler will talk to Massimo and Julie Le Blanc about sharing the cost of the BLM camera; Mel pledged \$50 towards costs.

Sherry expressed concern about the timing of road maintenance annual dues (TDRMA & CFRMA), asphalt donations, and SHNA annual dues; this year the requests were simultaneous. She suggested that SHNA dues notices go out in January ahead of other requests. Charles asked how many paying members for SHNA dues there have been over the years; Sherry replied 75 on average and suggested sending out another reminder *via* MailChimp in July or August. Rhonda agreed that spreading out requests for dues and donations would help to avoid confusion.

1. **Camera Support Plan Recommendation** – SHNA will assume payment for two cameras: SHNA will contract for the annual support plan for the Tune entrance; and the monthly plan for the BLM camera.
2. **New Camera at Tune Entrance** – Vern has ordered a cellular camera, including a solar panel, from Reconyx.
3. **Insurance: Are Solar Panels Included?** – Solar panels are not included.

**Action Steps:**

**Vern** will set up plans for two cameras.

**Kim** will send out another reminder about SHNA dues.

**E. COMMUNICATIONS – Kim Stevens**

1. **Website Update** – Kim reported that SHNA minutes will be posted for one year and then rotated off the website. This summer, Tyler and Kim are working on a website FAQ. The reimbursement for Zoom and MailChimp are already in the budget and automatically paid by the Association.

Kim mentioned a Paypal link, QR code, or button(s) on the website for a donations page. Sherry offered to work with Kim to design the project. They will bring the final product to Andreas Kolshorn for completion of specific elements on the website. This initiative could help new residents engage with the Association more quickly. DSAB members can inform new residents when they submit plans for review and approval.

Terry requested that dates for special events be posted on the website. He is willing to provide photographs.

**F. WELCOME COMMITTEE – Gary Hillman**

1. **Information on Overlay and SNA Activities to Realtors and Buyers** - Gary has created a tracking system for new listings in the SHNA neighborhood and has sent emails to realtors and agents holding listings in the neighborhood to provide them with welcoming information, including information on Overlay and Scenic Easement restrictions. Rhonda asked if there were recent sales on Calle; unless he is informed by listing agents, sees a notice on MLS, or hears from neighbors, Gary does not yet have a system in place so that he can be notified of recent sales. Once notified,

however, he can reach out to the buyer's agent. Tyler agreed to assist in keeping track of potential sales. Sherry added that on the disclosure statements, new buyers are instructed to contact SHNA.

**G. NEIGHBORHOOD EVENTS – Tyler Kollenbroich**

Tyler is still working with Jayson Wylie on dates for the Annual Picnic and the Music and Arts Festival. A possible date for the picnic is Sept. 21, but the brewery may have booked all dates in September and may plan to close in September. Sherry suggested that Daleee Productions at KTAO Solar Center might be another venue for the SHNA Annual Picnic and/or Music and Arts Festival. (Since the meeting, it has been confirmed that the Annual Picnic will be held at the Taos Mesa Brewing Mothership on September 21, 1-4 P.M.)

**H. RECRUITMENT BOARD AND COMMITTEE MEMBERS**

Tyler is reaching out to residents now; a Nominating Committee will be formed later in the summer. He will contact current Board members, whose terms are ending, to see if they want to continue to serve, or not. Tyler would like to return the number of members to 11.

**I. MOBILE MATANZA – Jayson Wylie**

**Panel Discussion Report** – Tyler will reach out to the Director of the Taos County Economic Development Corporation (TCEDC), Mercedes Rodriguez, to thank her for transparency shown in the monthly listening sessions to update the public on mobile matanza development.

- 1. Community Impacts** – Gary requested that a line item be added to the agenda to address projects that pose a concern and may impact the SHNA community, such as: the Asphalt Plant, the Mobile Matanza, Scenic Easement, Airport Master Plan, Kit Carson's potential to expand solar farms. He encouraged residents to attend County meetings. Sherry reminded that Standing Committees create Ad Hoc committees (SESC, Asphalt Plant) and can be reviewed on an annual basis. If a committee is to become a Standing Committee, a change to the Bylaws would be required.

Regarding the mobile matanza, Mel emphasized the importance of supporting local farmers and ensuring access to their products for the community. Tyler added that the County is selling the property for the matanza to the Town of Taos. Sherry wondered if an ad hoc committee to follow matanza issues would be appropriate.

Gary expressed concern about the gravel pit operation and piles of dumped equipment east of SHNA. Terry stated that the land is not part of NEG property; instead, it is part of the Hondo Mesa neighborhood community; and the dump and pit were approved. For more information, the president of Hondo Mesa can be reached *via* the HMCA List Serve.

Vern asked about the number of residents and residences in SHNA. Tyler and Kim are keeping the master list that now reflects 100 residences and about 200 residents.

**Action Steps:**

Tyler will contact Mercedes Rodriguez of the TCEDC.

Tyler will add the Airport Master Plan to the next agenda.

**VII. NEW BUSINESS**

**A. Social Media: Teams App – Tyler Kollenbroich**

Tyler said the Teams App could be SHNA's exclusive list serve for informal discussions and notices; the purpose would be to increase neighbor engagement. The administrator could organize threads into folders.

**Action Step: Kim** will send a follow up email to remind residents about using the Teams App. When, and if, changes are made, such as eliminating the current List Serve, an email MailChimp will announce the new format and way of communicating with each other.

**B. Adopt Highway Section – Gary Hillman**

The paperwork to adopt a section of Highway 64 (entrance to Calle Feliberto to entrance of Taos County Landfill, from mile marker to mile marker) for regular trash clean-up has been submitted. Signs will be installed. Gary is calling for volunteers to clean up the SHNA section and to sign up as monthly stewards (5 per month). He said the protocol is as follows: Gary will meet with the volunteer(s) (Randy Carlson on Bad Dog is the first to volunteer) and provide bags, grabbers, and instructions on how to deal with the garbage. Then, the volunteer is to go to DOT and put the trash bags in their dumpster Monday through Thursday. If there is a large object, contact DOT, and they will pick it up.

Vern noticed dumped mattresses. Gary called Joseph Mondragon at DOT, even though the mattresses were on the Rotary stretch. Gary is the president of the Taos Rotary Club and has placed a Rotary sign relating to trash clean-up on 64, two miles to the east of Tune Drive. Similarly, he will place SHNA trash clean-up signs in the appropriate places.

Rhonda thanked Gary for his efforts and asked if there could be a way to put a schedule of volunteers online. Bruce and Sherry offered to take a month.

- C. Airport** – Mel reported there are 3-5 flights per week. It is doubtful aircraft will fly over the Pueblo and/or SHNA. There is potential for expansion and no regulation of ground noise. There will be another meeting for the Master Plan. Should Taos want to increase usage of the airport, there needs to be a fire house, first responders—all to increase the cost burden. By the end of June, there will be flights to Denver and Dallas.

**VIII. MEMBERS' CONCERNS**

Gary mentioned that the Rotary is sponsoring a chili cook-off at Dalee to support Taos' High School culinary arts program. The "Off the Cuff" series is being re-introduced there as well beginning June 17. Tyler said this information would be good to post on the Teams App to promote community events and increase engagement. Rhonda encouraged the use of SHNA's website.

**IX. PRESIDENT'S COMMENTS**

- X. ADJOURNMENT** – The meeting was adjourned at 11:58 A.M. (MST)

**Future Meetings: August 3, October 5 (Elections), December 7, 2024**

**Attached Reports: Treasurer's Report, Cameras, DSAB Definitions**

**Treasurer's Report**  
June 1, 2024

Bank balance at March 31, 2024 **\$4,142.41**

Since that date (thru May 30)

**Deposits** (reflected on April Stmt) \$ 8,770.54

**Disbursements** that have cleared bank:

Check 1048 to Rhonda Vanderhoff for quarterly camera costs \$48.15

April 30, 2024 bank balance **\$12,864.80**

**Note that the bank balance reported at the April 6 meeting was \$8,500.69 (of which \$4,358.28 actually hit the bank on April 1 and thus was not included in the March 31 statement, but that amount is included in the \$8,770.54 of deposits noted above).**

**Since the April 30 bank statement there have been additional deposits of \$698.50, so as of May 30 the bank balance is \$13,563.30. This latest deposit includes \$400 from Rhonda and Doug in connection with shifting the Calle Feliberto camera over to them for future operations.**

**Supplemental information**

By my calculation, \$6,653.93 of our current balance is designated for the Asphalt Appeal, \$1,000 is our reserve, and the rest is available for General Operations. Note that none of the loan that was made by Matt Schultz for the Asphalt Appeal earlier this year has yet been paid back, so I still show a balance due on that loan of \$3,855.01.

In early March we mailed out approximately 300 assessment notices and we are still receiving funds from that solicitation. As of now we appear to have received annual dues contributions for 2024 from **68** property owners, of which **\$3,160.14** was in cash. An additional \$372.55 has been contributed in the form of receipted expenses for which no reimbursement was requested by the officer that reported the expenditure.

I also report that **\$10,813.21** of contributions have been received in 2024 toward the Asphalt Plant Appeal.

Note that the reported cash contribution amounts are net of Paypal charges, where applicable.

Please remember to provide check requests from me for any items that you want to be reimbursed for, and **also let me know of any material costs that you incur on behalf of the SHNA even if you do not request to be reimbursed for them**. I want that information so I can credit those as a contribution from you to the SHNA, and more importantly so we can have that information for next year's budget process. I count those unreimbursed expense amounts as effectively being contributions to the SHNA, though they are not included in the bank statements.

Charles Morris  
Treasurer  
June 1, 2024

## Vern Miller, Chair, Cameras

**Support Issue.** Our Stagecoach Hills Neighborhood Association (SNA) Reconyx cellular cameras on Calle Feliberto and Tune Drive (at the BLM Gate) operate under agreements with Reconyx originally implemented by individual members for the association and reimbursed separately in an ad hoc fashion. Reconyx recently revised its cellular camera support structure to provide more user flexibility. The following discussion addresses normalizing our ad hoc process and the potential pros and cons.

**Support Plans.** Reconyx offers three tiers of support. Our cameras are currently supported under the Monthly Standard Plan. The plans are priced per camera.

**Standard Plan** includes 200 images for \$5. For \$5 more up to 2000 images are accessible. For \$5 more real time access is provided.

**Monthly Unlimited Plan (MUP)** provides all the standard plan features we require for \$20 plus unlimited imagery.

**Annual Unlimited Plan (AUP)** provides Monthly Unlimited features in return for upfront payment for \$200 paid upfront, including vandalism/anti-theft insurance for the camera only. This plan saves \$40 over the yearly cost of the Unlimited version.

**SNA Support History.** Most recent data shows that our Calle Feliberto camera operation costs \$16.05 monthly. Annual cost is about \$192 (\$16 x 12). This compares to the Monthly Unlimited plan cost of \$240 (not including taxes). The BLM gate cost for basic service (200 images, 2000 additional, and real time accessibility) has been higher because of more traffic/activity captured and has run \$21.74 monthly recently. Annualized this is about \$260. So current support for both cameras is about \$452. (\$192 + \$260)

**Alternative Support Approach.** If the Monthly Unlimited plan were adopted, support for two cameras would cost \$480 plus tax (\$240 + \$240). If the Annual Unlimited Plan were adopted support for two cameras would run about \$400 plus tax. An additional benefit would be the "free" anti-theft insurance for the cameras. The major con of the annual plan is the upfront sunk cost and the loss of flexibility to discontinue support.

**Additional Concerns.** Our support estimate is based on recent experience with the two cellular cameras. We have not exceeded our image allotment offered on the Standard Plan. It's reasonable to expect the support to continue at about \$450 or so per year if we make no changes. Note that taxes are included in our "actual" costs. It's not clear what the actuals would be (nominally \$480 or \$400 for two cameras, MUP vs AUP) once taxes are added. Also, current support relies on SNA camera team individuals paying the bill and then seeking reimbursement from our treasury. Suggest we have SNA assume direct financial responsibility for camera support (and eliminate the middle man).

**Summary.** Roughly calculated, support for three cameras (two on Tune Drive, one on Calle Feliberto) would range between \$600 per year (without taxes) for three cameras for an Annual Unlimited Plan, \$720 (without taxes) for the Monthly Unlimited or about \$644 for our current approach (two cameras at about \$16 per month and one at \$22 per month - taxes included).

**STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION**  
DEFINITIONS FOR ADDING TO THE EXISTING SNA ZONING OVERLAY  
IN THE TAOS COUNTY LAND USE ORDINANCE

**INTRODUCTION**

The goal of the Development Standards Advisory Board (DSAB) is to adhere to the Stagecoach Hills Neighborhood Association (SNA) Land Use Zoning Overlay created between 2003-2006. The Overlay was approved by landowners and signed into law by the Taos County Commissioners. The DSAB aims to promote building in the Stagecoach Hills Neighborhood which is sensitive to the history, architecture, and construction that is traditional to the Taos area. While all five zones of the neighborhood do not replicate exact verbiage in their Overlay descriptions, there is resonance throughout expressing an overall desire for an aesthetic that is compatible in design and finish. The aim of the DSAB is to promote well-designed, well-built, and sustainable construction acknowledging the Pueblo and Territorial architectural styles, including their modern counterparts. For detailed definitions and examples, refer below. Materials and exterior colors are also included in these descriptions. Additionally, the Overlay requires that building footprints and heights must be designed to protect the view sheds of adjacent properties and to complement, not compete with, the majesty of the surrounding mountain landscape and rim of the Rio Grande Gorge.

**ARCHITECTURAL STYLES**

Traditional Taos architectural styles, such as Pueblo and Territorial, are found throughout Northern New Mexico, in addition to modern interpretations and innovations that have been adapted to the needs of contemporary lifestyle and technology. Even modern forms should conform to the palette of the landscape with minimal intrusion.

**PUEBLO**

The Pueblo style has a flat roof with parapets at the tops of the walls around the roof edges and at transitions between changes in roof heights. The roof is sometimes supported by rough-hewn beams called vigas, which can extend through to the exterior.



**TERRITORIAL**

The Territorial style exhibits a flat roof or pitched roof with a center high point ridge or peak and open gables at the end walls. Wall materials are similar to those used in Pueblo-style structures. Details can include portales, carved corbels, and more ornamental elements (click here: <https://ecode360.com/37998472> then scroll to 16.16.220.5, Taos Valley Architecture).



**Specific to Zone 3 & 5:** With respect to the current Overlay regulations, Earthship and Dome structures are pre-existing, non-conforming designs and were approved prior to adoption of the Overlay. Proposed new Earthship and



Dome style structures in Zone 3 and Zone 5 will not meet the Overlay requirements. The DSAB strongly discourages utilizing these types of designs for new structures and will not be able to grant approval for them in accordance with the Overlay restrictions.

### **EXTERIOR WALL MATERIALS & COLORS**

#### **MATERIALS:**

Materials, such as adobe bricks, stone, stucco plaster, tile, metal, and wood give a warm, traditional feel. For example:

- Stucco is a traditional southwest plaster finish over which an earth-tone color coat is applied.
- Wood siding is made of natural wood.
- Corrugated (and ribbed) metal panels, which are made to rust into an earth tone brown color.
- Metal Pro Panel sections of earth tone colors can be used for a roofing surface or wall siding.
- Rammed earth.

#### **EARTH TONE COLORS:**

All five zones in the SNA Zoning Overlay have one or more references to the use of earth tone colors. Earth tone is a term used to describe a palette of colors that reflect the earth's natural hues. To be more specific, the color palette of earth tone typically includes warm and muted shades, such as: brown, taupe, sage, moss, gray, beige, and rust. These colors are inspired by the colors of the landscape and can be found in natural materials like clay, sandstone, and rusted metal. They are often used together in a variety of combinations to create a connected and natural-looking palette. Overall, the earth tone palette is characterized by its warm, natural, and calming hues that are versatile and timeless in design. While some may consider white and black earth tone colors, these two ends of the spectrum are discouraged, since they do not immediately reflect colors found in the Taos landscape.

### **EXCERPTS FROM THE SNA OVERLAY: REQUIREMENTS FOR ARCHITECTURAL STYLES, MATERIALS, AND COLORS AS DESCRIBED FOR ZONES 1-5**

#### **Zones 1-5**

“The view sheds of the adjacent parcels and existing improvements should be preserved to the maximum extent possible. This can be accomplished by orientation, changing the roof design, clustering, or reduction in the maximum height of new improvements depending upon the elevation relative to the other sites.” (Pg. 2)

**Zone 1** - “...to encourage safe and orderly development in a manner that retains the architectural styles of the Taos Valley...” (Pg. 2) “All buildings constructed on any lot shall be pueblo adobe or territorial style...Exterior walls are to be predominantly earth-colored stucco plaster except for natural wood.” (Pg. 6)

**Zone 2** - “All buildings must have an exterior color which approximates one of the earth tone colors...except for natural wood exteriors.” (Pg. 10)

**Zone 3** - “(The) Zone is intended for low-density single-family residential areas...” (Pg. 11) “All buildings constructed on any lot shall be pueblo adobe or territorial style. Exterior walls are to be predominantly earth-colored stucco plaster except for natural wood. Solar energy designs and energy conservation systems are permitted when incorporated into the above architectural styles.” (Pg. 13).

**Zone 4** – “(The) Zone is intended for low-density single-family residential areas...” (Pg. 15)

**Zone 5** – “All buildings shall be pueblo adobe or territorial style. Solar energy designs and energy conservation systems are permitted when incorporated into these architectural styles.” (Pg. 21)