

**STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION
BOARD MEETING, SATURDAY, AUGUST 3, 2024
Via Zoom**

I. CALL TO ORDER

President Tyler Kollenbroich called the meeting to order at 10:00 A.M. (MST)

II. ROLL CALL/INTRODUCTIONS OF BOARD AND MEMBERS

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: Mary Lane Leslie; Vern Miller (Chair, Cameras, FIREWISE, Trails).

Absent: Melvin Allen (Chair, Airport; member, SESC); Massimo Bardetti (Member, SESC).

Members: Doug Daubert; Drew Hoehn (264 Tune Drive); Carrie Kahn (member, Asphalt Plant, Environment Subcommittee); Andreas Kolshorn (member, Communications and Chair, Website); Julie LeBlanc (Chair, TDRMA); Stacey Pierce; Linda Thompson (Chair, Bylaws); Terry Thompson; Rhonda Vanderhoff (member, DSAB, SESC, and Welcome Committee); Jim Wilkins (member, Asphalt Plant, Environment Subcommittee).

III. APPROVAL OF AGENDA

Mary Lane moved to approve the amended agenda adding Julie LeBlanc's report on the Tune Drive Road Maintenance Association (TDRMA); Vern seconded. The motion carried.

IV. APPROVAL OF JUNE 1 SHNA BOARD MEETING MINUTES

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

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

Charles has received \$460.72 in deposits, of that amount \$255.72 was donated by TDRMA as a share of the Tune Drive new camera cost. Vern was reimbursed \$911.43 for camera equipment purchases. \$3,500 was paid from the Asphalt Plant Appeal fund to the expert witness, who requested his honorarium be contributed to New Mexico Tech.

The balance in the SNA account is \$7,612.59, and of that amount \$1,153.93 is the remaining balance available for the Appeal, \$1000 is the reserve, and the remainder (\$5,458.66) is available for general operations.

The loan made by Matt Schultz and Jennifer Lightsey for the Asphalt Appeal is down to \$855.01, as a result of their converting \$1,000 to a contribution and SNA paying them \$2,000. Out of the \$1,153.93 in the fund, \$855.01 is still owed to Matt and Jennifer.

Charles requested that reimbursements, even unclaimed ones, be reported for budgeting purposes. Vern asked, and Charles affirmed, that the fiscal year begins January 1. Charles thanked Julie and Vern for their follow through.

A. **2023 Tax Filing** – completed.

VI. OLD BUSINESS

A. **SESC (Scenic Easement Steering Committee)** - Tyler Kollenbroich

Tyler reported that foot traffic has slowed, although parking outside the Easement continues on private land (Massimo, Brenda Wilhelmson of Dobson House, and NEG). Tyler met with Ms. Wilhelmson, and it was decided to install T-posts on the north side of the road along her property and NEG's. Hondo Mesa installed posts on the east side, which have proven to be more effective than "no parking" signs. Tyler, Doug, Charles, and Vern volunteered to help with the installation. Boulders have been placed by BLM on the Easement by the fence. Tyler will continue to keep in contact with BLM.

Doug reported about an incident on Calle Feliberto. He discovered two people parking and camping on the Smith lot currently for sale. The Sheriff was contacted as there was garbage thrown around. After the Sheriff addressed the 2 campers who were told to leave, they threw garbage onto Calle Feliberto and acted in a threatening way towards Rhonda who drove by them while they parked along the side of CF. A discussion ensued about advertising access to Manby Hot Springs via Stagecoach Hills. Tyler said most websites have been scrubbed of this information. The BLM has been helpful in this effort. The subject of 5013C status of the road associations came up and whether the organizations are eligible for tax exempt status. According to Julie, that is the case with TDRMA. Jim Wilkins said this was not the case for Calle Feliberto. Vern wondered if his purchases with Reconyx would be tax-exempt.

Action Steps:

- Tyler will follow up with Massimo for his share of the BLM camera.
- Volunteers will install t-posts, when they arrive.

B. DSAB (Development Standards Advisory Board) – Brian Boyd & Tyler Kollenbroich

Tyler reported that the committee has reviewed and approved the Daubert/Vanderhoff casita, and the Townley single family residence on Tune. Matt Schultz and Jennifer Lightsey have submitted plans for their residence.

1. **Follow up Neighborhood Associations** – Tyler has reached out and intends to follow up with the Planning Dept. about the Overlay and value of neighborhood associations.
2. **Zoning Compliance Issues** – The Board and DSAB discussed revised protocols when zoning compliance issues are noted in the neighborhood. The first step of the protocol is: 1) neighbors should approach neighbors with a complaint. 2) If the situation is not resolved, the SHNA Board will send a letter to the property owner outlining potential violations, and 3) if it is discovered there is a violation, the Board will work with landowners to attempt to come into compliance before making a formal complaint to the County. Mary Lane affirmed the protocol. Kim suggested that the Board sign letters, not just the President, and include Brian Boyd as co-chair of DSAB. Tyler asked if the Board is comfortable taking responsibility for enforcement issues, or would it be preferable to establish a Subcommittee. Bonnie proposed that enforcement issues stay with the Board, unless complaints increase.

The discussion then turned to the Pollock property near the end of Tune Drive due to multiple recent inquiries from neighborhood residents. The property has been advertised online as a spiritual retreat/animal sanctuary (Tierra Sagrada), until their website was removed shortly before the meeting. Questions of whether, or not, a business of this nature would be permissible in Zone 3 (single-family zoning) were raised by the Board, as well as neighborhood residents. The Pollocks were invited to attend the Board meeting to present their plans and answer questions from residents but did not attend. The Pollocks have stated that they are in ongoing discussions with the County and that the County has taken

the stance that a SUP (Special Use Permit) is not necessary. The Board decided to follow up with the County regarding permitting requirements and will follow up with the Pollocks if necessary.

Vern asked about which is more restrictive: Covenants or County Land Use Regulations. The more restrictive rules apply; however, Covenants are enforced by neighbors, not the County. Otherwise, unless grandfathered, an applicant must follow what the County requires.

Action Steps: The **Board** will contact the Planning Dept. and possibly follow up with a letter to the Pollocks.

C. ASPHALT PLANT – Matt Schultz

1. **Status of Case** – There is no report. Payments have been made as noted in the Treasurer’s Report.

D. CAMERAS – Vern Miller

Vern reported that there are three operational cameras in the Stagecoach Hills neighborhood.

1. **Camera Support Plan with Reconyx** – Vern purchased Reconyx’ deluxe plan for the Tune Drive entrance camera; Vern and Tyler have access via cellphone. Massimo, Vern, and Tyler have viewing access to the BLM camera. Doug and Rhonda are monitors of the third camera at Calle Feliberto; Vern has access to that camera as well. Charles asked if there are limits on viewing access. Jim asked how far back coverage goes. There were questions about whether Charles should have access to the entrance camera as well as Andreas. Jim offered to be another pair of eyes.
2. **Resolve Billing** – SHNA will be billed annually for the entrance camera. Vern will add the BLM camera to the same deluxe plan. Massimo has agreed to cover half the costs of the BLM camera.

Action Steps:

- **Vern** will add the BLM camera to the deluxe plan; Massimo will cover half the costs.
- **Vern** will review viewing access on all three cameras.

E. COMMUNICATIONS – Kim Stevens

1. **Reminder SHNA dues & Teams App** – There has been good response to the cost-free Teams app; 13 to date. The LaPlaza List Serve remains active.
2. **Donations page on website** – Charles and Andreas will assist Kim with the button/link on the website for Paypal, Venmo, Zelle payments and donations. Julie expressed concern about security breaches. Jim said buttons are secure, because access is provided by the payment platform companies.
3. **Posting special events** – The September 21 annual picnic has been posted.

Actions Steps:

- **Andreas** will post Teams app information on the website.

- **Kim** will coordinate the effort to upload payment options on the website.

F. WELCOME COMMITTEE – Gary Hillman

1. **Follow up neighborhood sales** – Gary reported that a lot was sold on Bad Dog and at 263 A Calle Feliberto. He will continue to keep Rhonda and Julie apprised of new residents.

G. NEIGHBORHOOD EVENTS – Tyler Kollenbroich

1. Tyler is asking for volunteers to help set up and grill for the September 21 annual picnic. He reported there are not enough volunteers this year to facilitate the Arts & Music Festival and expressed a desire for more neighborhood events and gatherings in the future.

H. RECRUITMENT BOARD AND COMMITTEE MEMBERS

1. **Nominating Committee** – Tyler continues to reach out to neighbors.

Action Steps: **Kim** will send out a Mail Chimp to seek nominations for Board and Committee membership.

VII. NEW BUSINESS

A. Adopt Highway Section – Gary Hillman

Highway volunteers are booked through January. Gary will send out a notice to solicit more volunteers for the following months.

B. Review Ad Hoc Committees – Tyler Kollenbroich

Tyler appointed Rhonda and Bonnie Golden to serve on an ad hoc committee for short term rentals. The final draft of Taos County's plan has been posted. There will be a public meeting August 20.

C. Airport Master Plan – Melvin Allen

Tyler read there was an agreement to expand.

VIII. MEMBERS' CONCERNS – Julie reported there is a pack of dogs loose in the neighborhood. Gary and Rhonda reported similar sightings. Mary Lane suggested referring the complaint to the County in a letter from SHNA.

Action Steps: **Tyler** will follow up with Anjanette.

IX. TUNE DRIVE ROAD MAINTENANCE ASSOCIATION – Julie LeBlanc

Julie reported that Tune was graded the end of April; however, the application is not lasting, and the road is heavily washboarded. She said the road has not yet been re-graded 1) because the roller is broken, and, when it is repaired and 2) there is substantial rain, she will have the road re-graded. Doug questioned TDRMA current costs for labor hours, equipment, and tax for work done by Mark Martinez and said that Calle Feliberto Road Maintenance Association (CFRMA) is taking a different approach and will share information.

X. PRESIDENT'S COMMENTS

Tyler thanked everyone for attending the meeting, especially new members. He reported that he has followed up with Mercedes Martinez to thank her and the Taos County Economic Development

Corporation (TCEDC) for holding monthly listening meetings regarding information on the development of the Semi-Mobile Matanza. According to her, the organization is currently working on all the required environmental permitting. Tyler will share updates on the Teams app.

XI. **ADJOURNMENT** – Hearing no objection, Tyler adjourned the meeting at 12:04 P.M.

Future Meetings: October 5 (Nominations & Elections) and December 7.

Attached: Treasurer's Report

**Treasurer's Report
August 3, 2024**

Bank balance at May 30, 2024 \$13,563.30

Since that date (thru August 1)

Deposits (reflected on June Stmt)	405.72
(reflected on July Stmt)	55.00

Total Deposits	\$460.72
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Disbursements that have cleared bank:

Check 1049 to Vern Miller for Reconix camera equipment	911.43
Check 1050 to New Mexico Tech (honorarium for expert witness)	3,500.00
Check 1051 to Matt Schultz (loan payment)	2,000.00

Total Disbursements	\$6,411.43
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July 31, 2024 bank balance \$7,612.59

Supplemental information

The 2023 IRS filing for SHNA has been filed (it's an electronic postcard filing).

We received \$255.72 from the Tune Drive RMA to cover a share of the costs of the new camera equipment.
Thank you, Julie!

By my calculation, \$1,153.93 of our current balance is designated for the costs of the Asphalt Appeal, \$1,000 is our reserve, and the rest is available for General Operations.

Note that \$2,000 of the loan that was made by Matt Schultz for the Asphalt Appeal earlier this year has now been paid back, and another \$1,000 of the balance was graciously converted from loan to contribution by Matt, so the balance due on that loan is down to \$855.01.

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
August 3, 2024