

**STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION BI-ANNUAL GENERAL MEETING,
SATURDAY, OCTOBER 5, 2024
Via Zoom**

I. CALL TO ORDER

President Tyler Kollenbroich called the meeting to order at 9:05 A.M. (MST) and thanked all who attended for their participation in the bi-annual general membership meeting to nominate and vote on new members of the SHNA Board.

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: Melvin Allen (Chair, Airport; member, SESC); Mary Lane Leslie; Vern Miller (Chair, Cameras, FIREWISE, Trails)

Absent: Massimo Bardetti (Member SESC)

Members: Lynn Antonopolis (Member, DSAB); Brian Boyd (Co-chair DSAB); Doug Daubert; Janelle Palma; Tony Palma; Stacey Pierce; Bruce Popham; Sherry Popham; Linda Thompson (Chair, Bylaws); Terry Thompson; Rhonda Vanderhoff (member, DSAB, SESC, and Welcome Committee)

III. APPROVAL OF AGENDA

Tyler moved to approve the amended agenda; Vern seconded. The motion carried. Before moving to the Treasurer's Report, Tyler acknowledged the activities and accomplishments of the SHNA Board in 2024.

1. With the help of Massimo, the Sheriff, and BLM, during the closure of the Scenic Easement, the SESC Committee reduced trespassing. Gary worked with Taos realtors to remove ads advertising Stagecoach Hills Neighborhood as the access to Manby Hot Springs.
2. Gary initiated a monthly Highway 64 clean-up program.
3. The DSAB completed a page of definitions of building styles and materials as described in the Stagecoach Hills Neighborhood Overlay of the Taos County Land Use Regulations (LURs) to help residents, developers, realtors, and prospective buyers better understand what is required by the County for new construction. The committee has reviewed as many as five applications and continues to do so.
4. Kim and Andreas Kolshorn updated the SHNA website, adding direct payment options and expanding reach to residents via MailChimp.
5. Vern purchased a new digital camera and solar panel for the Tune Drive entrance and cost-effectively updated the monitoring systems for it as well as for the cameras placed at the BLM gate.
6. Vern renewed SHNA participation in the nationwide FIREWISE program.
7. Matt Schultz continues to monitor the Asphalt Plant appeal.
8. Tyler met with the Planning Department of Taos County to strengthen SHNA's relationship with the department.
9. Tyler added the Teams App as another method (in addition to the current ListServe) for SHNA neighbors to communicate with one another.
10. The Annual Picnic was held September 21st at the Taos Mesa Brewery.
11. Julie LeBlanc worked with the Board to keep members apprised of Tune Drive Road Maintenance Association (TDRMA) activities and coordinate efforts when needed.

Tyler concluded his recap by saying that during the President's Comments at the conclusion of the board meeting, he would similarly list goals for 2025.

IV. APPROVAL OF AUGUST 3 SHNA BOARD MEETING MINUTES

Tyler moved to accept the August 3 minutes; Kim seconded. The motion carried.

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

Charles reported that there had not been much activity. He renewed the Post Office Box, reimbursed Vern for the new camera and maintenance plans, and reimbursed Tyler for the annual picnic costs. He received Massimo's check to cover his share of the maintenance plan for the BLM gate camera. The balance at the end of September was

\$6,896.18 and of that \$1,153 is allocated for the Asphalt Plant lawsuit. (SHNA still owes Matt Schultz \$855.01 on the loan he made for the Appeal.) Because there was no Art and Music Festival, there is an excess in the budget.

Kim asked about a credit card for SHNA. Charles replied that he felt a credit card was not cost-effective. If he receives receipts, expenses are paid by reimbursement. Charles will replace Kim's personal credit cards, which she used for Zoom and MailChimp. Tyler asked if expenses can be paid via Paypal, Venmo, and/or Zelle. Sherry suggested not reimbursing Matt's loan in the event there is a hearing. Charles affirmed that was his understanding.

VI. OLD BUSINESS

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

Tyler reported that the work with the Sheriff is moving forward. He gave a cost estimate for the T-posts to Brenda Wilhelmson of Dobson House and has not heard back. He will follow up with her and estimates that the project will be completed next year. Doug and Rhonda have been on vacation; therefore, they have not noticed any foot traffic on the Easement.

Action Step: Tyler will follow up with Brenda with on the T-posts.

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

Brian gave an update on recently completed reviews in the neighborhood, as well as an update on an ongoing review involving Josh Wolf and Solstainable Builders.

Charles requested further information on the issues with Solstainable. Josh is the builder of what has come to be known as "butterfly" houses, because of their distinctive roof pitches and materials with an appearance of modern industrial. Although three of them, in Zone 3, were approved by the County; they are not in compliance with the Overlay. The Overlay specifically requires designs that are pueblo or territorial in style with earth-tone and largely natural materials and finishes. (In Zone 4, the requirements are not as specific, but clearly, the intention of all zones is to have a neighborhood with continuity of design that recalls traditional forms.) Brian re-affirmed that the DSAB is not an approval entity; it is tasked with review: to determine whether submitted designs comply with the Overlay, or not. It is in the County's purview to approve or not approve a project. Consequently, Josh's project on Beauty Way has been deemed not in compliance with the Overlay. Gary suggested the Board poll the community to discern what styles are desirable today. Tyler suggested that the Board wait until the County puts forward their revision of the LURs (Land Use Regulations). SHNA will have the opportunity then to decide what it is that SHN wants to preserve as a community standard, including design, density, and viewshed. Charles asked about deed restrictions as an enforcement mechanism. Mary Lane said it is up to neighbors who abide by the same CC&Rs to make complaint, not the County. Neighbors generally do not want to sue one another and hope that new residents will respect the continuity of design in a neighborhood. Sherry said that with the County re-writing LURs, there is an opportunity to bring the community together and define what is important today. Tyler would like to involve Upper Las Colonias to give greater weight to neighborhood interests. Rhonda thanked Brian and Tyler for their commitment to the Overlay and willingness to work with developers and new owners reviewing their projects. Rhonda suggested, and Mary Lane supported, that when there is a difficult review to ask for a meeting with all stakeholders—DSAB and County representatives, the builder, and owner. Mary Lane said that realtors and builders should be apprised of deed restrictions and the Overlay. Gary has sent a reminder to realtors about zoning and the closure of Manby Hot Springs.

Brian concluded by saying that, while deed restrictions offer a possible avenue for enforcement of pueblo, territorial or southwestern styles, it is ultimately not effective because of the lack of definitions, especially "southwestern styles." The path to enforcement is the Overlay, and it is up to the County to support it or not. Brian is willing to stay on DSAB as a member, but not as Co-chair.

Tyler reported on the Planning Department's guidance regarding the Pollocks. The County confirmed that, if the Pollocks intend to develop their advertised plans as a healing and animal sanctuary (Tierra Sagrada), they will need a SUP. Currently, the Pollocks have 25 turkeys, which is allowed under the agricultural exemption. However, the 25 limit on small animals per property cannot be combined with their other adjoining properties. And finally, the containers onsite must be removed after 15 months. The Board will draft an official letter with this information. A vote was taken to support the letter, and all agreed by consensus.

Action Step: **The Board** will draft a letter and email it to Board members for their comments.

C. ASPHALT PLANT – Matt Schultz

Terry saw activity. Tyler asked residents to keep an eye out. Sherry said she believed operations had moved elsewhere.

Action Step: **Tyler** will follow up on the Plant and what kind of activity is being observed.

D. CAMERAS – Vern Miller

Vern reported that all three cameras are operational and included on the maintenance plan. The BLM camera operates on batteries; Vern suggested it be converted to solar-powered for \$150 just as the other two have been. Currently, he is the only viewer on the Tune and BLM cameras. Should other residents wish to be included, they are welcome to email Vern. Tyler clicked on the link to the cameras, had difficulty, and asked if an email could be sent with another link.

Action Step: **Vern** will touch base with Reconyx about access issues.

E. COMMUNICATIONS – Kim Stevens

Kim announced she is retiring from the Board. Tyler thanked her for her service and efforts to improve the website and general communications. Kim accepted his thanks and continued with her report. On the website, donations now can be made via Paypal, Venmo, Debit or Credit cards.

Actions Step: **Kim** will send out a reminder about the Teams App to increase engagement.

F. WELCOME COMMITTEE – Gary Hillman

Gary reported that lots were sold on Bad Dog and at 263 A Calle Feliberto. He will continue to keep Rhonda and Julie LeBlanc (TDRMA) apprised of new residents. Rhonda mentioned Ronald Gersten: papers were filed to purchase property more than one year ago and yet, the sale was missed.

Action Step: **Gary** asked Rhonda to send the information on Mr. Gersten for follow up.

G. NEIGHBORHOOD EVENTS – Tyler Kollenbroich

Tyler reported that the annual picnic/barbeque was a success and thanked Dion Smith for his help grilling and Jayson for inviting SHN residents inside the Brewery to avoid rain. The next picnic will be scheduled for 2025. Also on the schedule will be the Spring clean-up. Sherry suggested meeting at the Brewery after the clean-up for community socializing. Tyler said the more community events the better and invited residents to send ideas for events to him together with a rough budget. Doug mentioned the idea of a SHN garage sale with parking at the Brewery. Tyler wondered if mid-summer would be a better timeframe, because there are so many fall events.

VII. NEW BUSINESS

A. HIGHWAY 64 CLEAN-UP – Gary Hillman

SHN resident Nicki Stewart submitted a video of garbage coming out of a Waste Management truck. Gary went to WM's Director of Operations Luis Fernandez. He was responsive and offered his assistance in the future. Gary thanked Sherry for picking up garbage before mowing the entrance of Tune.

Action Step: **Gary** will send an email regarding littering and a call for volunteers to Kim and Tyler for Mail Chimp.

B. NOMINATIONS AND ELECTIONS

Although she was not present, Melissa Lind, 65 Calle Feliberto, volunteered to serve on the SHNA Board. Having a personal connection and knowledge of her, Lynn and Sherry offered their recommendations. Melissa will fill the vacancy left by Kim. Another resident, Austin Hill, had volunteered as well, but his current work schedule does not allow him to attend meetings. It was agreed it would be difficult to change to Sunday afternoon meetings, since members are likely not to be available. Charles and Bonnie were up for re-election to serve in their current capacities as Treasurer and Secretary. Doug asked about the rotation of Board members; next year, six of the nine

members are scheduled to rotate off. That topic was tabled. Vern nominated Melissa, Charles, and Bonnie to the Board, and they were elected by consensus.

Rhonda recommended an increase in neighborhood events. Tyler would like to assemble a sub-committee to work with the County during the review of land use regulations. Doug asked for clarification in the distinction between a business and cottage industry in terms of having either on residential property. Andy Jones, Senior Planner for Taos County, defines the difference as an entity that is not a nuisance to other properties and shouldn't be visible per se. Anything beyond that requires a SUP (Special Use Permit).

Action Step: Tyler will make sure a MailChimp goes out to the community to notify residents about deadlines and processes for STRs with a link to the County's website that outlines new regulations together and includes the email for Mr. Jones.

VIII. PRESIDENT'S COMMENTS

Tyler announced upcoming public meetings at the Taos County Senior Center to address the Comprehensive Plan which is mainly focused on the balance between tourism and the ongoing needs of the Taos community. He then listed SHNA Board goals for the upcoming year:

- 1) The website: to continue the process of building it with a FAQ section.
- 2) NEG's strip of land between Hondo Mesa and Stagecoach Hills: to form an ad hoc committee to explore and encourage a conservation easement for wildlife and hiking, perhaps collaborating with the County for added public space.
- 3) To continue the work of the SESC and DSAB committees.
- 4) To develop more neighborhood events.
- 5) To add more volunteers to the Highway 64 Clean-Up effort.

IX. ADJOURNMENT – Hearing no objection, Tyler adjourned the General Meeting portion at 10:56 A.M. and asked the Board, Doug, and Rhonda to stay on the Zoom call. The Board discussed the issue of missed meetings. The Bylaws say, if a member misses two or more meetings in a year, the member is automatically removed. Having missed more than two, Massimo was rotated off. The Board members present at the end of the meeting took a vote on whether to reinstate him as a director (per the Bylaws), and the vote failed.; therefore, Massimo will no longer be a member of the Board going forward. The Board wished for him to stay involved with SESC to which he agreed. This leaves one position open on the Board. Both Rhonda and Doug offered to re-join the Board, if there was an unfilled position. They asked to have time until the December meeting to consider. Tyler asked Gary if he would fill the position of Vice President; Gary also asked to have time to consider and talk to Kim about responsibilities. Tyler moved, and Vern seconded, to wait until the December meeting to fill the vacancies, and all agreed. Kim offered to work with Charles on the mailing labels for dues. Tyler will be updated on new owners in January, after which solicitation for SHNA donations will go out. Kim also offered to work with the new Vice President on all aspects of Communication, including website, Mail Chimp, Teams App, and Zoom.

The Board meeting was adjourned at 11:32 A.M.

Action Steps:

- 1) **Charles** will research the difference between Zoom and Teams in terms of pricing, restrictions, and opportunities.
- 2) Election of the ninth board member and Vice President was tabled until the December 7 meeting, provided the delay is permissible under the Bylaws; **Tyler** will check with Linda Thompson. In the meantime, **Kim** will transfer Zoom to Tyler.

Respectfully submitted,

Bonnie Taylor, Secretary
Stagecoach Hills Neighborhood Association

Future Meeting: December 7.

(Since the October meeting, Rhonda has accepted the offer to rejoin the Board to take Massimo's place. According to the Bylaws, the Board can appoint Rhonda as a replacement and officially confirm her in December.)

Attached: Treasurer's Report

ADDENDUM TO PRESIDENT'S COMMENTS:

Volunteers are being solicited to serve on the following new, ad hoc committees. Please contact Tyler, if you are interested.

Event Committee: Rhonda and Doug have agreed to start this committee which will be responsible for planning events for the community in addition to the yearly spring cleanup/fall picnic.

Zoning Review Committee: This committee will be involved in the upcoming County zoning review process. It will likely involve attending County meetings, polling the neighborhood regarding zoning priorities, and working as a group to present those priorities to the County Planning Dept.

NEG Land Committee: This committee will provide outreach to the NEG property owners (NEG is the large strip of land between Stagecoach and Hondo Mesa) to assess their interest in putting a conservation easement on their land. This effort may involve working with local conservation groups to accomplish this, if they are interested, and dovetail with the current SHNA Environment Sub-Committee; Tyler will reach out to the current members to solicit their interest.

STR Committee: STR is already a Sub-Committee established under the DSAB, but positions on it still need to be filled. The County's Planning Dept. is developing a mechanism for monitoring STR permits; however, it may still be of the neighborhood's interest to look on Airbnb/VRBO websites from time to time to see if new rentals pop up in SHN. The members would contact the owner/County to ensure they are permitted.

2025 List of SHNA Board Directors, Committee Chairs & Members

DIRECTORS

Tyler Kollenbroich, President
Charles Morris, Treasurer
Bonnie Taylor, Secretary
Melvin Allen
Gary Hillman
Mary Lane Leslie
Melissa Lind
Vern Miller
Rhonda Vanderhoff

COMMITTEES

SHNA STANDING COMMITTEES (required by Bylaws)

A. LONG TERM INFRASTRUCTURE – Chair, Tyler Kollenbroich

SUB COMMITTEES:

- SCENIC EASEMENT STEERING COMMITTEE (SESC) – Chair: Tyler Kollenbroich, Members: Sherry Popham, Rhonda Vanderhoff, Massimo Bardetti
- SOCIAL MEDIA – Chair: Dion Smith, Members: Kim Stevens, Linda Thompson
- FIRE – Chair: Vern Miller
- TRAILS – Chair: Vern Miller
- AIRPORT – Chair: Mel Allen
- CAMERAS – Chair: Vern Miller
- ASPHALT PLANT – Chair: Matt Schultz
 - a. APPEAL – Chair: Matt Schultz, Members: Rhonda Vanderhoff, Doug Daubert, Sherry Popham, Terry Thompson
 - b. ENVIRONMENT – Chair: Ron Soskin, Members: Carrie Kahn, Jim Wilkins, Norma Schafer, Steve Haskin
- WATER – Inactive

B. DEVELOPMENT STANDARDS ADVISORY BOARD (DSAB), Co-Chairs: Tyler Kollenbroich, Brian Boyd, Members: Lynn Antonopolis, Martin Gutoski, Toby and Sam Martinez, Bonnie Taylor, Rhonda Vanderhoff, Jason Wylie

SUB COMMITTEES:

- REALTOR DISCLOSURE – Chair: Gary Hillman
- SHORT TERM RENTALS (STR) – Vacant
- ABANDONED VEHICLES – Vacant

C. COMMUNICATIONS

SUB COMMITTEES:

- OWNER DATABASE / MAILCHIMP / ZOOM – Vacant
- WEBSITE – Chair: Andreas Kolshorn, Assistant: Dania Simmons

D. WELCOME – Chair: Gary Hillman, Members: Bonnie Golden, Mary Lane Leslie, Rhonda Vanderhoff

E. NOMINATING – shall be formed by the President at least 60 days prior to the principal (Fall) meeting

AD HOC COMMITTEES (established as needed)

- A. BYLAWS - Chair: Linda Thompson
- B. EVENT – Chairs: Doug Daubert, Rhonda Vanderhoff
- C. ZONING REVIEW – TBA
- D. NEG LAND – TBA

Treasurer's Report
OCTOBER 5, 2024

Bank balance at July 31, 2024 **\$7,612.59**

Since that date (thru October 4)

Deposits None

Total Deposits **\$0.00**

Disbursements that have cleared bank:

Check 1052 to USPS (PO Box rental) \$216.00

Mobil Bank Payments to Venn Miller (camera plans) \$417.60

Mobil Bank Payment to Vern Miller (camera equipment) \$ 82.81

Total Disbursements **\$716.41**

September 30, 2024 bank balance **\$ 6,896.18**

Supplemental information

Will be making payment this week to Tyler to reimburse for Picnic costs (bit over \$200).

We received a payment via Paypal of \$100 from Massimo Bardetti for a share of the costs of the gate camera operating plan. This went into the bank after the September bank statement.

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 the balance due on the loan from Matt Schultz relating to the Asphalt Plan appeal is \$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
October 5, 2024