

**STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION BOARD MEETING**  
**SATURDAY, DECEMBER 7, 2024, 10:00 A.M. (MST)**  
Via Zoom

**I. CALL TO ORDER**

President Tyler Kollenbroich called the meeting to order at 10:02 A.M. (MST)

**II. ROLL CALL/INTRODUCTION OF BOARD DIRECTORS AND MEMBERS**

**SHNA Board of Directors**

Present: President Tyler Kollenbroich (Chair, Infrastructure, SESC, Zoning Review, NEG Land; co-Chair, DSAB); Vice President Gary Hillman (Assistant Treasurer; Chair, Communications, Welcome Committee, Road Clean Up, Realtor Disclosure); Treasurer Charles Morris; Secretary Bonnie Taylor (member, DSAB); Directors: Melvin Allen (Chair, Airport; member, SESC); Melissa Lind (member, Zoning Review); Vern Miller (Chair, Cameras, FIREWISE, Trails); Rhonda Vanderhoff (co-Chair SHNA Events; member, DSAB, SESC, Zoning Review, Welcome Committee)

**Absent:** Mary Lane Leslie (member, Welcome Committee, Zoning Review)

**Members:** Claire and Matt De Ceunyn; Martin Gutoski (Member, DSAB); Carrie Kahn (member, Environment); Andreas Kolshorn (Chair, Website); Matt Schultz (Chair, Asphalt Plant); Dion Smith (Chair, Social Media); Linda Thompson (Chair, Bylaws); Terry Thompson

Tyler welcomed SHNA Directors and Members and thanked them for their presence and participation. He also thanked Gary and Rhonda for agreeing to serve: Gary as Vice President and Rhonda as a Director.

III. **APPROVAL OF AGENDA** - Andreas asked to have the Communications report earlier in the meeting. Tyler moved to approve the amended agenda; Vern seconded, and the motion carried.

IV. **APPROVAL OF OCTOBER 5, 2024 GENERAL MEETING MINUTES** -Tyler moved to accept the October 5 minutes; Rhonda seconded, and the motion carried.

V. **TREASURER'S REPORT - Charles Morris** (See attached)

The November bank balance was \$5,791.67. Based on 2024 expenses, sufficient funds are available for entering the new year with a \$4,000 budget for administrative expenses, \$1,000 in reserve, and \$1,153.93 for the Asphalt Appeal. (\$855.01 is still owed to Matt Schultz, although he has requested to leave it in the fund for the time being.) Unused funds, previously allocated for the Art & Music event, account for the healthy bank balance. Funds for expenses are derived from donations made by each SHNA household. If there are ad hoc events, separate appeals would have to be made. Tyler asked Charles to prepare a tentative budget and end of year report. To do so, Charles asked that all reimbursements be submitted to him as well as any requests that might include a solar panel for the BLM camera and funds for special events, such as: the annual picnic; a bowling night; and/or garage sale. Tyler asked when notices for dues are mailed; Charles anticipates January. Rhonda volunteered to help with the mailing. Tyler will coordinate with Charles on an updated file of residents; he is waiting to receive a list from the Taos County Planning Department. Charles would like the annual letter requesting dues to have more substance, including a list of accomplishments that might motivate residents to pay dues at or above the \$50 request.

**ACTION STEPS:**

**Charles** will 1) prepare a budget and end of year report, 2) prepare dues notices in coordination with Tyler and Rhonda, and 3) compare the benefits of the Teams App and Zoom platforms.

VI. **OLD BUSINESS**

**A. COMMUNICATIONS – Andreas Kolshorn**

Andreas reported that online payments have been added to the website. He still needs an updated list of current Board directors and committee chairs and plans to cycle out older pdf files. He will continue to

post previous year minutes; older documents will be stored elsewhere and available upon request. Andreas asked for consistency when requesting an upload on the website. Documents should be final and in pdf format. Call him for instructions. Tyler inquired about a generic login for the SHNA account and phone number, so that both are not linked to a specific person. Andreas can have messages forwarded to Tyler and Gary. Charles requested that website charges including domain name, Zoom, and Beaver Builder be forwarded to him. Mailchimp is paid monthly through Paypal. Gary continues to check the SHNA P.O. box for invoices and donations.

**ACTION STEPS:** Tyler will send out Andreas' written instructions for uploading onto the website.

#### **B. SESC – Tyler Kollenbroich**

Tyler reported there is less traffic on the Easement. Someone mentioned to him that Manby Hot Springs had changed in level and temperature possibly explaining a lower use. He also suggested new signage at the entrance to Tune stating private property, no trespassing and including the entity name and phone number. This action would be consistent with NM law. Martin asked if the Easement is on private or public land. It's on private land.

**ACTION STEPS:** Tyler will 1) discuss Tune Drive signage with Julie LeBlanc and the possibility of splitting costs for it between SHNA and TDRMA (Tune Drive Road Maintenance Association) and 2) follow up Brenda Wilhelmson re: posts near Dobson House.

#### **C. DSAB – Brian Boyd & Tyler Kollenbroich**

Brian was unable to attend. Tyler reported on zoning compliance issues and Solstainable's projects. First, he addressed the DSAB's review of Josh Wolf's application for new construction on #3 Beauty Way – a "butterfly" house in Zone 3. Taos County Planning Department upheld the Overlay and did not approve the application based on Solstainable's non-conforming design. Wolf submitted a new, more conforming design, and the County approved it. The DSAB made it clear to all parties that it acts as a review board that neither approves nor denies submissions. The protocol will be as follows: *Landowner/Developer will submit an application to DSAB, DSAB will review and notify the applicant of restrictions in specific zones and determine whether the project is in compliance or not. The application will then be referred to the County, and it is the responsibility of the County to approve or deny. If the design is denied, the landowner/developer must seek a variance from the County and not attempt to negotiate with the DSAB.*

Martin inquired about the number of Solstainable houses in SHNA; there are 5 on Calle Feliberto (Zone 4) and 3 in Zone 3 (2 on Tune and 1 on Calle Feliberto). Both Rhonda and Terry acknowledged the efforts made by Tyler and Brian to clarify DSAB's role and thanked them. Tyler concluded the discussion by affirming that in their roles as co-Chairs Brian, going forward, will manage communications with property owners and the County, and Tyler will provide support.

Tyler moved on to zoning compliance issues and gave an update on the Pollocks' plans to build a not-for-profit healing retreat and animal sanctuary off Tune Drive (Zone 3). Activities on their property have brought them under scrutiny by neighbors. In response to inquiries, Tyler invited the Pollocks to attend meetings and share plans, but to no avail. The Board consulted with the Planning Department as to whether the Pollocks needed a SUP (Special Use Permit), since Zone 3 is residential and not for business (other than a small operation deemed "cottage industry"), and sent a letter notifying them of requirements should they pursue plans that had been described online. In addition, although they have three parcels, which can allow 3 large and 25 small animals, these numbers cannot be combined onto one parcel; there would need to be added infrastructure on each parcel to accommodate larger numbers. Animals would have to be confined and not be a nuisance in terms of noise and odors. Lastly, when the Pollocks applied to build a greenhouse, shipping containers, RVs, and trailers were observed onsite. According to County regulations, containers and materials used for the permitted project must be removed after 15 months in absence of construction. Therefore, the property must be cleared of construction materials, including shipping containers, by May 2025. There will be no action at this point. Rhonda asked if the Board's letter was sent to the Planning Department. Tyler replied that it is on file and part of SHNA's documentation.

The Planning Department is currently reviewing Land Use Regulations for Taos County. Tyler has established an ad hoc committee for Zoning Review. He has proposed working on a community survey to assess Stagecoach Hills Neighborhood's priorities in terms of density, view shed, architectural styles, and activity. The new committee is comprised of directors and members: Tyler, Brian Boyd, Melissa Link, Mary Lane Leslie, and Rhonda Vanderhoff. He feels this is an opportunity during the County's review process.

**D. ASPHALT PLANT – Matt Schultz**

Matt had nothing new to report; a year has passed since the appeal process began. Martin inquired about operations in Red River or on the new gravel pit area. As for the gravel pit, Tyler responded that equipment is moving, but it is not making asphalt. The belief is that Mr. Perovich is not operating the Asphalt Plant during the case.

**ACTION STEP:** Tyler will follow up with the Environment Subcommittee re: NEG land to assess their interest.

**E. CAMERAS – Vern Miller**

The cameras at the BLM gate, Tune Drive and Calle Feliberto are all operating well. The connection at Tune is not as strong as BLM, but images are still good and can go back a year. Vern recently replaced the BLM gate camera batteries. Going forward, he proposed purchasing another solar panel for that location. To replenish batteries costs about \$50; a new solar panel will be \$150. Tyler, Rhonda, Jim Wilkins, and Vern will have access to the cameras.

**ACTION STEP:** Vern will submit his request to add a new solar panel to the 2025 budget.

**F. WELCOME COMMITTEE – Gary Hillman**

Gary reported that 5 parcels in SHN have been sold; he has emailed listing agents for new owners' contact information. On September 11, a 10-acre tract off Calle Feliberto, touching Mr. Gersten's lot behind and to the west adjacent to larger parcels owned by Romero and Martinez, was sold for \$189,000. 263 Calle Feliberto was sold in March 2024. Rhonda inquired about a lot sold on Alta Mesa off Calle Feliberto. Tyler is waiting for a new resident list from the County; Rhonda asked if it could be sent to her as a member of the Calle Feliberto Road Maintenance Association.

**ACTION STEP:** Gary will follow up to get new owners' contact information.

**G. HIGHWAY 64 CLEAN UP – Gary Hillman**

Gary reported on volunteers for road clean up: Kevin O'Leary and Elaine Schweitzer volunteered in November, Tyler in December, and Gary in January. Gary needs volunteers for February. He recently wrote a letter to the editor of *Taos News* giving kudos to DOT head Joseph Mondragon, who is working with the Department of Corrections to have prisoners assist in the highway clean up. This eventually may eliminate the need for SHN. Until then, Gary will continue scheduling volunteers. Mr. Mondragon installed a sign to acknowledge SHN's efforts at no cost. Gary asks, if residents see something large on the highway, to call him and he will call DOT.

**ACTION STEP:** Gary will send out a Mailchimp asking for February volunteers.

**H. SHORT TERM RENTALS (STRs)**

Tyler will contact the Planning Department for a list of permitted STRs in January, but believes it is unnecessary at this time to set up a subcommittee to monitor enforcement. Terry wondered about turnover and reported that he received an email from Senior Planner Andy Jones regarding ownership of STRs: an individual can only own 1 STR.

**VII. NEW BUSINESS**

Tyler formalized new positions on the Board. He made a motion to nominate Rhonda as a new Board director; Gary seconded, and the motion carried. Tyler then made a motion to nominate Gary as Vice

President of the SHNA Board and Chair of Communications; Rhonda seconded, and the motion carried. Dion Smith remains as Chair, Social Media.

**VIII. MEMBERS' CONCERNS**

Martin announced that he resides in Taos on Calle Feliberto from Labor Day to Memorial Day and spends summer months in Alaska. He has been reaching out to CFRMA and is awaiting a response. Melissa was curious as to whether a survey about tumbleweed management could be sent to residents. Tyler asked Melissa to write up a few questions that can be sent out via Mailchimp. He further suggested that the neighborhood have a weed clean up in the spring, if a highway cleanup was no longer necessary. Vern added that Solid Waste Director Edward Martinez will pick up weeds, if they are disposed of in a centralized location. Gary wondered if mulch could be purchased in bulk and delivered similarly. Rhonda mentioned burning tumbleweed with a permit. She cautioned about mulch and referred Gary to the Taos Soil and Water Conservation District. Terry mentioned goats, Melissa plants native grasses.

**ACTION STEP:** Melissa will design a questionnaire for a neighborhood survey.

**IX. PRESIDENT'S COMMENTS**

Tyler made no additional comments and made a motion to adjourn. All approved.

**X. ADJOURNMENT 11:41 A.M. (MST)**

**Next Meetings:**

**Feb 1, 2025 - first SHNA Board Meeting 2025**

**Apr 5, 2025 - Spring Bi-Annual General Meeting**

**Jun 7, 2025 - SHNA Board Meeting**

**Aug 2, 2025 - SHNA Board Meeting/Nominating Committee**

**Oct 11, 2025 - Fall Bi-Annual General Meeting with Nominations and Elections (NB: second Saturday of October)**

**Dec 6, 2025 - final meeting of 2025**

December 7, 2024

Bank balance at September 30, 2024 \$6,896.18

Activity since that date (thru November 30)

Deposits

Paypal from Massimo Bardetti for a share of the  
BLM gate camera operating plan \$100.00

Total Deposits \$100.00

Disbursements that have cleared bank:

Check 93004 to Tyler Kollenbroich (picnic) \$207.01  
Check 93005 to Kim Stephens (zoom, mailchimp etc.) \$976.18  
Paypal (11/19/24) to Mailchimp (now on monthly plan) \$ 21.32

Total Disbursements \$1,204.51

November 30, 2024 bank balance \$ 5,791.67

Supplemental information

I am not aware of any additional activity since the November 30 bank statement.

Going forward Mailchimp will be on a monthly Paypal payment of \$21.32.

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.

Charles Morris  
Treasurer  
December 7, 2024