

**STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION BOARD MEETING**  
**SATURDAY, FEBRUARY 1, 2025, 10:00 A.M. (MST)**  
Via Zoom

**I. CALL TO ORDER**

President Tyler Kollenbroich called the meeting to order at 10:05 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 present Mary Lane Leslie (member, Welcome Committee, Zoning Review) Melissa Lind (member, Zoning Review); Vern Miller (Chair, Cameras, FIREWISE, Trails); Rhonda Vanderhoff (co-Chair SHNA Events; member, DSAB, SESC, Zoning Review, Welcome Committee).

**Members:** Lynn Antonopolis (member, DSAB); Brian Boyd (Co-Chair, DSAB); Claire and Matt DeCeunynck; Bonnie Golden, Martin Gutoski (Member, DSAB); Drew Hoehn; Paula Hogan; Matt Schultz (Chair, Asphalt Plant); Linda Thompson (Chair, Bylaws); Terry Thompson.

Tyler welcomed SHNA Directors and Members and thanked them for their presence and participation.

**III. APPROVAL OF AGENDA** - Tyler moved to approve the agenda, Vern seconded, and the motion carried.

**IV. APPROVAL OF DECEMBER 7, 2024 GENERAL MEETING MINUTES and JANUARY 21, 2025 EMERGENCY BOARD MEETING MINUTES** - Tyler moved to accept the December 7 minutes, Rhonda seconded, and the motion carried. Tyler moved to accept the January 21 minutes, Bonnie seconded, and the motion carried.

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

Charles reported that to move to Teams App would cost SHNA \$70 as opposed to \$159 for Zoom. Teams App allows 300 per meeting and has unlimited time. Because Zoom was recently renewed, Tyler will beta test Teams App with a small group and decide whether the Board should move to that platform.

As of January 31, the bank balance was \$5,845.55. Of that, \$1,153 is in reserve for the Asphalt Appeal fund. In addition to Mail Chimp monthly expenses, other categories include D&O (Directors and Officers) Liability Insurance (paid), General Liability (May) insurance, and Zoom. The operating budget is less than \$4,000. In preparing for the 2025 budget, Charles allowed for Tune Drive signage, Welcome and Road Clean-Up Committees, Special Events (\$1,000), and the Annual Picnic (\$300). He has not heard from other committees, except from Vern for the security cameras. Charles keeps \$1,000 on hand to avoid bank charges. He asked for reimbursements and/or projections of expenses to finalize the budget.

Dues notices will be mailed in February, and Tyler will follow up with a Mail Chimp solicitation. If contributions remain at the same level as last year, the budget should be adequate to satisfy projected expenses. If there are costs beyond the current budget, there may need to be separate fundraising efforts. Rhonda reported on some possibilities for special events. She contacted the bowling alley about a special night for the SHN community and Jayson Wylie about a garage sale. She will provide Charles with projected costs when she has them. (Mary Lane offered to give Rhonda the name of the bowling alley marketing person.) Tyler mentioned there will be charges for new signage at the Tune Drive entrance.

Vern asked about materials for the Firewise program. Mary Lane suggested he contact JR Logan (Taos County Forest and Watershed Health Program Manager), who recently made a presentation (January 28) to the County about spring fire risks. Bonnie (Golden) inquired about how being a Firewise community can help with insurance rates; her insurance got canceled. Vern said that USAA is the only insurance company

offering a discount; Progressive and American National companies are no longer providing coverage. Bonnie (Taylor) mentioned that, when the subdivision Camino Comienzo (off Calle Feliberto) was developed, Taos County required that the Summary Subdivision Agreement include a provision to install fire suppression water tanks. Three 10,000-gallon tanks were placed underground by the developer. Any residence within a mile radius can utilize the water if the developer/resident contributes to the installation of the tanks. Outside that radius, other subdivisions must provide their own. Tyler thought the monthly highway clean-up would help mitigate fire risk and mentioned again the idea of a spring weed-pulling event, which would be an opportunity to remind residents of what they can do to lower risk. Mary Lane suggested that Tyler check with Tanya Duncan (Taos Soil & Water Conservation District) for her guidance about the noxious weed program. Drew said he attended a program that addressed how insurance companies are dropping coverage by region and reported there is a group of boutique carriers that recognize individual mitigation efforts and provide coverage based on an evaluation of those efforts. He suggested SHN continue with Firewise and reach out to local fire departments for input.

**ACTION STEPS:** Charles will mail dues notices. Tyler will 1) follow up with a Mail Chimp solicitation and 2) test the Teams App,

## VI. OLD BUSINESS

A. **COMMUNICATIONS** – Tyler reported for Andreas Kolshorn. Andreas has created a generic login and contact information for the website. Inquiries are directed to Tyler and Gary. Andreas will prepare an instruction sheet for website uploads and send it to the Board and committee chairs.

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

### B. SESC – Tyler Kollenbroich

Tyler spoke with Brenda Wilhelmson. She is still interested in posts to line her property, and, if she wants to extend the fencing, Tyler offered volunteer help for the installation. He reported there is an increase in traffic outside Massimo's property. Bonnie G. said cars have been parked near the BLM gate at the bottom of the hill before getting to the Dobson House. Tyler asked if someone would walk the area and see what the issues are. On the new signs at the entrance to Tune Drive, there will be the SHN phone number that links to Tyler. Mary Lane suggested adding the BLM number.

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

Brian reported that #3 Beauty Way is under construction. The DSAB completed the review for the Schultz home with updated drawings due the end of February. Brian had a Zoom meeting with Drew Hoehn and with the DeCeunyncks and their architect, David Henry, to discuss plans and issues of compliance with the Overlay. The re-work of the Taos County Land Use Regulations is expected to be completed October 2025. The substance of the zoning ordinances seems to be headed in a more objective direction with detailed lists of allowable uses. There is a PowerPoint on the County website.

### D. ASPHALT PLANT – Matt Schultz

It has been a year and 2 months, since the appeal process began. There is no new report or activity..

### E. CAMERAS – Vern Miller

Vern provided Charles with a budget of \$650 to maintain two cameras and purchase of a solar panel for the BLM camera. The Board thanks Doug Daubert and Rhonda for maintaining the third camera on Calle Feliberto.

**ACTION STEP:** Vern will purchase the solar panel.

### F. WELCOME COMMITTEE – Gary Hillman

Gary continues to get new owners' contact information. Rhonda informed the Board that 18 ½ acres, belonging to Phil and Sylvana Smith, at the end of Calle Feliberto recently sold. Near 64, two plots owned by LLCs were listed on the market last week. Bonnie G. said Jeff Huevel sold his property;

Tyler said the sale is still pending; the new Owner will contact him. Martin reported that Rick Edelman, who owns four lots (7.2 acres each), will be selling in the next year or two

#### **HIGHWAY 64 CLEAN UP – Gary Hillman**

**ACTION STEP:** Gary will send out a Mail Chimp asking for March volunteers.

### **VII. NEW BUSINESS**

- A. **Long Term Infrastructure** – In the discussion about Firewise and home insurance, Gary asked if it is possible to buy into an insurance policy that is underwritten for an entire neighborhood. Drew asked if realtors collaborate with the county to offer guidance to new homeowners about mitigation efforts. Mary Lane suggested contacting Fire Marshall James Hampton [james.hampton@taoscountynm.gov](mailto:james.hampton@taoscountynm.gov). Rhonda mentioned summary subdivision agreements; some owners avoid required fire suppression efforts through a family transfer of ownership. She encouraged bringing the issue forward with the County in the re-zoning discussions. Gary said sales are held up because it is difficult to get insurance. Drew doubted cisterns and water suppression tanks were effective. Mary Lane summarized the firehouse initiative that was the subject of the emergency board meeting January 21 (see minutes). In 2019, Bonnie G apprised the Leslies of the County’s interest in a firehouse. As part of the Abeyta Settlement, wells were moved from the buffalo pastures to 64W. A developer is asking for a \$900,000 loan to extend a pipeline from the fire hydrant near Taos Mesa Brewing to land the Leslies plan to provide. Tyler added that the County Commission is voting to add infrastructure to the Carson firehouse. Martin asked about the Airport, and Mary Lane said whatever they have at the Airport cannot be used for other purposes. The proposed firehouse at the end of Calle Feliberto would protect the area from the intersection of 64 & 150 & 522 to the Gorge Bridge.
- B. **Neighborhood Survey** – While the County is overhauling Land Use Regulations, Tyler is preparing a SHN survey. SHN has different zones with different allowable activities. The objective of the survey is to learn what residents want in terms of design restrictions and to make those restrictions as objective as possible. The survey will be sent to Taos County Senior Planner Andy Jones to check and see if he has something to add. Then it will be sent to the Committee to tweak before sending to residents. Gary suggested an evaluation every five years to assess residents’ priorities. Tyler said the County is focused on affordable housing in zone 2, more businesses along highway 64, and streamlining split-zone properties. There will be a community meeting after the results for the survey are tallied and data is available. Tyler will use this information in his talks with the County to make sure SHN’s interests are reflected in the County’s re-zoning project.
- C. **NEG** – NEG, a holding company, owns 1,400 acres between SHN and Hondo Mesa, a portion of which abuts the Scenic Easement. NEG also holds land across 64 to Lower Los Colonias and has leased acreage to Kit Carson for a solar plant. NEG has the only privately owned land in the area and will undoubtedly be under development pressure for additional solar and/or housing. The land north of SHN is now being used for recreation and is a wildlife corridor. Tyler plans to contact a representative not only about putting boulders by their land at the Scenic Easement but also about considering making the acreage north of SHN a conservation easement that would allow it to stay in its present condition in perpetuity. With the easement comes a sizable tax break. Tyler has discussed this project with Darien Fernandez, Executive Director, Taos Land Trust. Fernandez says such a project fits the qualifications for their involvement and agreed to put together a package for NEG.

**VIII. MEMBERS’ CONCERNS** – Bonnie G. thanked the Board for their diligence.

### **IX. PRESIDENT’S COMMENTS**

Before adjourning, Tyler raised the zoning regulation violations reported to the County by a renter of a trailer from Epiphany Sanctuary on Tune Drive. The Board felt they did not need to engage with the owners at this time and will instead continue to follow up with the County until the situation is resolved.

**X. ADJOURNMENT**

There being no further business or comments, Bonnie moved to adjourn, Tyler seconded, and the motion carried. The meeting was adjourned at 12:03 P.M. (MST)

Respectfully submitted,  
Bonnie Taylor, Secretary  
Stagecoach Hills Neighborhood Association

Attachment (2): Treasurer's Report and 2025 Budget

**Next Meetings:**

**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**

**Treasurer's Report**  
February 1, 2025

Bank balance at November 30 **\$5,791.67**  
(amount reported at December 7 meeting)

Activity since that date (thru January 31, 2025)

**Deposits**

Annual contribution received (for 2024) \$96.52\*  
\*Paypal deposit net of \$3.48 Paypal charge

**Total Deposits** **\$ 96.52**

**Disbursements** that have cleared bank:

Mailchimp monthly subscription (paypal 12/19/24) \$21.32  
Mailchimp monthly subscription (paypal 1/21/25) \$ 21.32

**Total Disbursements** **\$42.64**

January 31, 2025 bank balance **\$ 5,845.55**  
(but 1/31/25 statement not yet posted)

**Supplemental information**

Mailchimp cost is paid via a monthly Paypal payment of \$21.32 per month..

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.

We have received invoice for Liability Policy (Officer and Director Liability) in the amount of \$698 (for coverage 2/10/25-2/10/26) which is due by February 10. Check has been sent but not yet cleared bank. **When that clears our balance should be \$5,147.55.**

Charles Morris  
Treasurer  
**February 1, 2025**