

STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION BOARD MEETING

SATURDAY, JUNE 7, 2025, 10:00 A.M. (MST)

via Zoom

I. CALL TO ORDER

President Tyler Kollenbroich called the meeting to order at 10:04 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); Secretary Bonnie Taylor (member, DSAB); Treasurer Charles Morris; 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).

SHNA Members: Brian Boyd (Co-Chair, DSAB); Jerry Hansen; Carolyn Kahn; Tom and Celia Matthews; Kim Stevens; Linda Thompson (Chair, Bylaws); Terry Thompson.

Tyler welcomed SHN Members and thanked them for their presence and participation.

III. APPROVAL OF AGENDA - Tyler requested including information on the recent Tune Drive break-in. Tyler moved to approve the amended agenda; Rhonda seconded, and the motion carried.

IV. APPROVAL OF APRIL 5 BOARD MEETING MINUTES - Tyler moved to approve the minutes; Vern seconded, and the motion was accepted by acclamation.

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

Charles reported a bank balance of \$8,066.27 as of May 31 with contributions totaling \$500+ since the last meeting. The Board approved the 2025 budget, which Charles had been tracking against without significant overspending. \$6,000 remain for general operations; \$1,593.93 are kept in reserve for the asphalt plant appeal, and \$855.01 are kept in reserve to reimburse Matt Schultz. Tyler moved to approve the budget; Bonnie seconded, and the motion carried.

VI. OLD BUSINESS

A. DSAB (Design Standards Advisory Board) – Brian Boyd & Tyler Kollenbroich

Brian Boyd provided an update on DSAB activities, including a situation where a potential manufactured home purchase was halted due to design incompatibility with Stagecoach Hills standards, with the buyer now considering either modifying the design or finding alternative land. The Board also discussed a concern about a realtor's role in the situation, noting that while the realtor had contacted them about the plans, they hadn't informed the client about the regulations.

B. ASPHALT PLANT – Tyler Kollenbroich for Matt Schultz

The Board discussed the ongoing legal battle regarding the Asphalt Plant's permit. Tyler reported that the court has ruled that the County must prove consistent asphalt production at the Torres gravel pit to justify grandfathering the

permit. The County is conducting a fact-finding mission, and SHN, along with adjacent neighborhoods, is seeking to have the plant shut down temporarily while this is determined. The Board discussed potential negotiations with Perovich, including the possibility of securing a written guarantee that no future asphalt facility would operate on the site, though they expressed skepticism about verbal promises. Melvin suggested requiring a bond from Perovich to ensure compliance. Kim emphasized the need for a rigorous environmental study as part of any special use permit (SUP) process and said we should have input in the study; she worries about the quality of the review and lenient state regulations.

Tyler said the plant already appears to be in violation, operating outside of permitted hours. Kim said we should have input to show the review has been done rigorously; she worries about the quality and lenient State regulations.

Tyler reported that air quality sensors have been ordered. He will also provide a link *via* MailChimp outlining the proper protocol.

Finally, there was discussion about the national monument potentially being dismantled by the current administration. Tyler explained that this could result in reduced protections and allow activities like mining.

C. TAOS COUNTY ZONING REVIEW– Tyler Kollenbroich

Tyler's report focused on the County's Comprehensive Zoning Review and its impact on neighborhood associations. He explained that the County aims to create a unified code by October, integrating Stagecoach Hills and Upper Las Colonias ordinances, though this requires repealing the current ordinance. He noted concerns about the County's sudden enforcement of stricter requirements on neighborhood associations, which could reduce their number from 40 to 5-10. The Board discussed the County's draft comprehensive plan, which lacks recognition of neighborhood associations, and the need for more public input. The conversation ended with a discussion on the potential loss of design standards in the new zoning code, suggesting that aesthetic regulations might need to be managed through homeowner associations (HOAs) rather than zoning laws.

Tyler has submitted a summary of our SHN survey and will work with Hondo Mesa to help them assemble the County's requested documentation. He concluded his report by saying that the goal of the current effort is to have the County recognize neighborhood associations, incorporate their overlays, and not subsume them into a generic code.

VII. NEW BUSINESS

A. RECYCLING – Terry Thompson

Terry reviewed a new SHN glass recycling program, which currently has eleven participants paying a shared fee for a six-month trial period \$39 per person. A drum for glass containers is being kept at Aguirre's Auto Salvage (Hwy 64), with plans to monitor capacity and potentially expand if needed. At this time, SHNA did not fund the program because there were not enough large receptacles. If interested, members should contact Tyler to sign up.

B. NEG – Tyler Kollenbroich

Tyler discussed efforts to coordinate with the large landowner (the entity NEG is SHN's north neighbor) about a conservation easement to preserve land near the Gorge. He wrote the letter on behalf of SHN, together with Hondo Mesa. While no response has been received yet, Tyler plans to follow up if no response is heard within a month.

VIII. MEMBERS' CONCERNS

A. BREAK-IN

Tyler addressed a recent break-in at Kelly Wright's property. Reviewing security camera footage did not render clear evidence of the perpetrators. The discussion highlighted concerns about property crime in Taos, leading to

suggestions about improving security camera placement and concerns about camera footage retrieval for a theft investigation. Vern noted the challenges of accessing older footage. Rhonda raised the issue of a new makeshift road cut-through between Tune Drive and Calle Feliberto that could be facilitating unauthorized access to the area. Linda agreed to post information on the List Serve.

B. SHN EVENTS – Rhonda Vanderhoff

Rhonda encouraged participation in the June 21, 10:00 A.M. – 2:00 P.M. neighborhood Garage Sale. at Taos Mesa Brewery. Set up is at 9.

C. FIREWISE – Vern Miller

Vern raised concerns about FIREWISE reporting requirements due in November; the Board acknowledged the need for website updates. He is concerned about certification. The form for residents to complete is on the website.

Terry agreed to go over website and send updates and changes to Tyler.

Melissa announced an upcoming art show and mentioned she was working on a weed information and protocol to distribute to SHN.

IX. PRESIDENT’S COMMENTS

Tyler ended the open session to go into closed session to discuss code enforcement issues with the Directors.

X ADJOURNMENT

There being no further business or comments, Tyler moved to adjourn, and the motion was accepted by acclamation. The meeting was adjourned at 12:35 P.M. (MST) followed by a closed session.

Respectfully submitted,

Bonnie Taylor, Secretary

Stagecoach Hills Neighborhood Association

Attachments: Treasurer’s Report

Next Meetings:

Aug 2 2025, 10:00 A.M. SHNA Board Meeting/Nominating Committee

Oct 11 2025, 10:00 A.M. Fall Bi-Annual General Meeting with Nominations and Elections (NB: second Saturday of October)

Dec 6 2025, 10:00 A.M. final meeting of 2025

Treasurer's Report
June 7, 2025

Bank balance at March 31, 2025 **\$ 9,227.64**
(amount reported at April meeting)

Activity since that date (thru the May 31, 2025 statement)

Deposits

Annual contributions received April*	\$417.78
Annual contributions received May*	\$ 95.77

Total Deposits **\$ 513.55**

***net of Paypal charges where applicable**

Disbursements that have cleared bank:

Mailchimp monthly subscription (paypal 4/21/25)	\$ 21.32
Mailchimp monthly subscription (paypal 5/19/25)	21.32
Hallmark Financial Services (Liability premium)	1,001.00
Tyler Kollenboich (mailing cost reimbursement)	35.90
Tyler Kollenboich (sensor purchase reimbursement)	595.38

Total Disbursements **\$ 1,674.92**

May 31, 2025 bank balance **\$8,066.27**

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.