

MINUTES SHNA BOARD MEETING

SATURDAY, August 2, 2025

via ZOOM

I. CALL TO ORDER

11:05 AM

ZOOM ETIQUETTE: All present at the meeting will acknowledge themselves during the Roll Call. Non-Board members in attendance, please include your name and address in the Chat Box. 2. Please raise your hand to speak and wait to be acknowledged. Hold your questions until the end of each agenda item.

II. ROLL CALL

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); 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).

SHN Members: Brian Boyd (Co-Chair, DSAB); Andreas Kolshorn (Chair, Communications and Website); Julie LeBlanc (President, Tune Drive Road Maintenance Association); Chasity McReynolds; Celia Matthews; and Sherry Popham.

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

III. APPROVAL OF AGENDA

Tyler moved and Bonnie seconded the motion to approve the agenda. The agenda was approved in a vote.

IV. APPROVAL OF JUNE 7, 2025, BOARD MEETING MINUTES

Tyler moved and Rhonda seconded the motion to approve the June 7 Board meeting minutes. The minutes were approved in a vote.

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

Charles thanked Gary for checking the mail and depositing checks. \$485.07 in contributions have been received since the last meeting. There were two disbursements: monthly Mailchimp and Vern for the cost of the camera.

VI. OLD BUSINESS

A. Committee Reports

1. DSAB – Tyler Kollenbroich and Brian Boyd

Brian reported that three projects have been abandoned either because they didn't meet Overlay standards or different opportunities availed themselves.

2. ASPHALT PLANT – Matt Schultz

Tyler reported on Matt's behalf. The most recent update on the Appeal was delivered via Mailchimp and uploaded on the website. The Court has sent the case back to the County, which is charged with a fact-finding mission to affirm that the asphalt portion of the plant has not operated continuously within 365 days of the permit being issued. If the County decides the plant's operations are not grandfathered in the original permit, the next step is for Mr. Perovich to apply for a SUP, which would ensure stricter standards. The air is being monitored currently; there is a link on the website for complaints. Sherry wanted to give credit to attorney Jason Wallace for his pro bono work. Rhonda thanked Carolyn Kahn and Jim Wilkins for agreeing to have a monitor installed on their property.

3. NEIGHBORHOOD EVENTS – Rhonda Vanderhoff

The Annual Picnic is Sept 13.

VII. NEW BUSINESS

A. TDRMA (Tune Drive Road Maintenance Association) – Julie LeBlanc

Although Tune Drive was fully graded earlier this year through both branches, Julie reported that the road is already wash boarded due to heavy traffic. 125 letters with dues notices were sent to residents, and half responded. Donations have reduced from \$16,000 in 2022 to \$14,500 received to date. Costs have risen: PG Enterprises estimates it will cost \$12,000 to grade around the gravel pit. There are not enough funds: \$10,000 are available now with \$2,000 kept in reserve for wash outs, culvert problems, and snowplowing. There will be one more grading this year but only to Beauty Way. Eric Duran has water and a roller to grade and compact. Julie and her committee are looking into alternatives, such as using asphalt millings, which have been successfully utilized on Calle Feliberto. Because \$7,000-\$8,000 more are needed, there is the possibility of raising fees from \$300 for improved lots and \$150 for unimproved. The Board inquired about the process for increasing dues and making them legally binding, liens, speed bumps, and how to account for greater use by Airbnb guests.

Action Step: Tyler agreed to draft a special appeal to the entire neighborhood for donations.

B. County Land Use Ordinance/Western Landowners Alliance – Mary Lane Leslie

The Board agreed Tyler should follow up with Rachel from the Planning Department and Taos County Commissioner Anjeanette Brush to discuss recommendations to be incorporated into the Comprehensive Plan, if the Overlay is repealed or not. The major concern is how to uphold architectural standards.

Action Step: Tyler will follow up with Rachel and Anjeanette Brush.

VIII. MEMBERS CONCERNS & COMMENTS

Andreas raised the question about how to pay for the website, other than using a personal credit card. Invoices should be sent to Charles. Can payments be linked to Paypal? Tyler will follow up with Kim to remove her credit card for Zoom. Melissa recommended switching over domains, etc.; Brown Rice has good customer service.

IX. PRESIDENT'S COMMENTS

Elections are in October; nominations for Board positions are open. Those up for re-election include Rhonda, Melissa, Bonnie, Charles, Tyler, Vern, Mary Lane, Mel, and Gary. When Tyler asked who would plan to stay on the Board, all agreed, although Mary Lane was unsure. Tyler will draft a Mailchimp notice to seek interest.

X. ADJOURNMENT

12:55 P.M., the meeting was adjourned followed by a closed session for directors to discuss code compliance.

Respectfully submitted,

Bonnie Taylor, Secretary, Stagecoach Hills Neighborhood Association

Attachments: Treasurer's Report

Next Meetings:

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
August 2, 2025

Bank balance at May 31, 2025 **\$ 8,066.27**
(amount reported at June meeting)

Activity since that date (thru July 31, 2025)

Deposits

Annual contributions received June*	\$387.31
Annual contributions received July*	\$ 97.76

Total Deposits	\$ 485.07
-----------------------	------------------

***net of Paypal charges where applicable**

Disbursements that have cleared bank:

Mailchimp monthly subscription (paypal 6/20/25)	\$ 21.32
Mailchimp monthly subscription (paypal 7/21/25)	21.32
Vern Miller reimbursement for Reconix solar panel for BLM gate cameras	\$187.68

Total Disbursements	\$ 230.32
----------------------------	------------------

July 31, 2025 bank balance **\$ 8,321.02**