

STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION
MINUTES BOARD MEETING
SATURDAY, DECEMBER 6, 2025
10:00 A.M. MST via Zoom

I. CALL TO ORDER

President Tyler Kollenbroich called the meeting to order at 10:00 AM MST.

II. ROLL CALL/INTRODUCTIONS OF BOARD AND MEMBERS

Present: Officers: 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; Directors: Mary Lane Leslie (member, Welcome Committee, Zoning Review); Vern Miller (Chair, Cameras, FIREWISE, Trails); Rhonda Vanderhoff (co-Chair SHNA Events; member, DSAB, SESC, Zoning Review, Welcome Committee)

Absent: Melvin Allen (Chair, Airport; member, SESC); Melissa Lind (member, Zoning Review)

Members: Brian Boyd (Co-Chair, DSAB); Brooks Fitzsimmons; Celia & Tom Matthews; Sherry Popham; 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, Charles seconded; the motion was passed. Tyler added a special meeting to discuss Mary Lane Leslie's development project.

IV. APPROVAL OF OCTOBER 11, 2025, GENERAL MEETING MINUTES

Tyler moved to accept the minutes as written, Rhonda seconded; the motion passed.

V. TREASURER'S REPORT – Charles Morris

See attached report. There were no contributions in October or November. There were some charges and reimbursements. The balance is \$6,898.78 less the loan from Matt Schultz for the Asphalt Appeal. Charles asked that all committee chairs and directors communicate their anticipated expenditures and request reimbursements so that he can give a year-end report and draft a budget.

Action Step: Bonnie will send an email to all directors and committee chairs.

VI. OLD BUSINESS

A. Committee Reports

1. **DSAB** – Brian expressed a need to address code violations, which include a non-compliant shed, an unauthorized RV, multiple containers, and a property clean up. A letter was sent to Michael Avatar regarding the shed. Ryan at the Taos Mesa Brewing Mothership was given a November 30 deadline to address agreed-upon improvements. The Pollacks have been given written notice about the status of their Tune property with no response.

Brian's other concern focused on the County's re-zoning project. Brian recommended that SHN consider what modifications to the codes the neighborhood wants to reinforce. Terry said it is important to discern SHN's non-negotiables. Tyler will develop a list of items using the recent neighborhood survey and send it to the Planning Department. Sherry suggested split-

zoned properties. Terry previously sent a list of 15 bisected properties to Andy Jones. Tyler also would like to collaborate with other communities that have similar covenants, such as Upper Las Colonias, to stress the importance of observing standards neighborhoods want to maintain. Tyler will organize a meeting with the SHNA's Zoning Review Sub Committee in the new year to strategize a list and partnering with neighborhood associations.

Action Step: Tyler will 1) follow up on code enforcement issues with Larry Espinoza and 2) call a meeting with Zoning Review.

2. **Asphalt Plant Update** – Tyler reviewed the recent decision made by the Taos County Commissioners to allow the asphalt plant, located on Torres property west of the Gorge, to continue without a Special Use Permit (SUP) despite legal opposition and public comment. Frustration was expressed with the voting process. Potential strategies were discussed to address the issue, including pursuing legal action, raising funds for a campaign to support a new commissioner who is sensitive to environment and constituents' health and well-being, and finally, exploring ways to negotiate with Perovich, the plant owner. It was noted that there had not been proper notice of the meeting and no informational packets made available, which does not comply with open meeting laws. Tyler said affected communities need to collaborate and be pro-active in the election of a new commissioner. Vern asked about the air sensors and what they are showing. Notwithstanding the challenges of monitoring during winter months, higher levels of particulates are being recorded in Greater World. Sherry inquired about sensors in the Gorge. If the data show that protections are being compromised, other environmentally concerned agencies may join to advocate against the asphalt plant. It was agreed to organize a wider community meeting in early 2026 with Greater World and Hondo Mesa residents. Tyler proposed engaging downstream water rights organizations, and Terry suggested testing water catchment systems in Greater World for potential chemical contamination. Tyler is saving all data, including photos and videos from residents, to support the case.

Action Step: Tyler will send an update on Mailchimp.

VII. NEW BUSINESS

- A. **Schedule for 2026 Board and General Meetings** – 10 A.M. MST (except where noted)

January 2, 2026, 2:00 P.M. MST. Location TBD. Presentation: Mary Lane Leslie's Development for: Board & DSAB

February 7, 2026 (1st Saturday)

April 11, 2026 - General Meeting (2nd Saturday)

June 6, 2026 (1st Saturday)

August 1, 2026 (1st Saturday)

October 10, 2026 - General Meeting: Nominations and Elections (2nd Saturday)

December 12, 2026 (2nd Saturday)

Tyler moved to accept the schedule, Rhonda seconded; the motion passed.

Action Step: Bonnie will send the schedule to the Board, DSAB Chair Brian Boyd, and Andreas Kolshorn for posting on the website.

- B. **OFFICERS AND COMMITTEE MEMBERSHIP**

Tyler and Gary will remain in their positions as President and Vice President. Kristi Vine joined DSAB. Bonnie resigned from DSAB and stated she will not be running again in October 2026 as Director or Secretary in October 2026. Tyler will continue to focus on replacement and recruitment.

Action Step: Tyler will review Board terms.

- C. **MARY LANE LESLIE'S DEVELOPMENT PROJECT** – Mary Lane described plans for a new development project on her land adjacent to the Candle Factory off 64 and Calle Feliberto, which will include commercial space and workforce housing. The SHNA Board agreed to hold a special meeting to learn details. Questions were raised about the developer, waterline extension, issue of split zones, road access; all will be addressed January 2 at 2:00 P.M. After this first meeting, Tyler said details of the development will be made available to SNA residents, then a review by DSAB, the County Planning Department, and County Commissioners, perhaps requiring a major development permit for approval.

Action Step: Tyler will send an email to the Board, DSAB and Zoning Review Committees, and to Calle Feliberto Road Maintenance Directors to invite and find out how many will be in attendance. Location TBD.

VIII. MEMBERS' CONCERNS

- A. **Glass Recycling** – Terry reported that the glass recycling program with Broken Arrow has been working for 6 months at Aguirre Salvage; however, Broken Arrow will no longer operate in Taos, and transfer stations do not take glass.

Action Step: Terry, Gary, and Brian will determine a new plan.

- B. **Road Clean Up** – Gary has coverage until April and is looking for May and June volunteers. Gary announced a Rotary “Murder Mystery” fundraising event at the Sagebrush Inn January 17 to fund youth-based programs, such as scholarships, For the Love of Reading Program, and Dictionary giveaways. Supporters can reserve a table or pay \$100 per ticket.

Action Step: Gary will ask Ann Marie to put information on the List Serve.

- C. **Soil and Water** – Mary Lane said the Commission was instituting a cost-sharing program to test wells. Text her, if interested.

Action Step: Mary Lane will send details on the testing program to Tyler for community distribution.

- D. **Firewise** – Vern reported that SHN is currently certified, but there is need to update an action plan. Mary Lane suggested he talk to the Soil and Water Commission.

- E. **Culling party** – Tyler agreed to host an evening to streamline SHNA archives.

IX. **PRESIDENT'S COMMENTS** – Tyler adjourned the meeting at 11:47. All were in favor.

X. **ADJOURNMENT - NEXT MEETING:** January 2, 2026

Respectfully submitted,

Bonnie Taylor, Secretary

Att: Treasurer's Report

Treasurer's Report
December 6, 2025

Bank balance on September 30, 2025 **\$7,641.85**
(amount reported at October 11 meeting)

Activity since that date (thru November 30, 2025)

Deposits

Annual contributions received October * \$ 0.00
Annual contributions received November* \$ 0.00

Total Deposits **\$ 0.00**

***net of Paypal charges where applicable**

Disbursements that have cleared bank:

Mailchimp monthly subscription (paypal 10/20/25) \$ 21.32
Mailchimp monthly subscription (paypal 11/19/25) 21.32
Zoom Communications annual (paypal 10/11/25) 340.91
Reimbursement to Tyler for picnic expense
and power cords for sensor 359.52

Total Disbursements **\$ 743.07**

November 30, 2025 bank balance **\$ 6,898.78**

2026 List of SHNA Board Directors, Committee Chairs & Members

DIRECTORS

Tyler Kollenbroich, President

Gary Hillman, Vice President

Charles Morris, Treasurer

Bonnie Taylor, Secretary

Melvin Allen

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, Rhonda Vanderhoff, Kristi Vine, Jason Wylie, Toby and Sam Martinez

SUB COMMITTEES:

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

C. COMMUNICATIONS – Chair: Andreas Kolshorn

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 – Chair: Tyler Kollenbroich, Members: Brian Boyd, Mary Lane Leslie, Melissa Lind, Rhonda Vanderhoff

D. NEG LAND – TBA