

STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION

Minutes of the Board Meeting

Saturday, February 7, 2026

Via Zoom

I. CALL TO ORDER

President Tyler Kollenbroich called the meeting to order at 10:00 A.M. (MST). Prior to the roll call, Bonnie reminded participants to acknowledge themselves with names and addresses, to hold questions until the end of each agenda item, raise hands to speak and wait to be acknowledged, and mute microphones when not speaking to avoid feedback.

II. ROLL CALL/INTRODUCTION OF BOARD AND MEMBERS

Present SHNA Board of Directors:

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)

SHNA Members: Brian Boyd (Co-chair DSAB); Doug Daubert, Martin Gutoski, (Member, DSAB); Roland Jacobs (President, Calle Feliberto Road Maintenance Association); Peter Kolshorn; Celia & Tom Matthews; Sherry and Bruce Popham; Dion Smith; Linda and Terry Thompson

III. APPROVAL OF AGENDA

Tyler moved and Rhonda seconded to approve the agenda, and the motion passed.

IV. APPROVAL OF DECEMBER 6, 2025, AND JANUARY 2, 2026, MINUTES

Tyler moved and Vern seconded to approve the December 6 and January 2 minutes, and the motion passed.

V. TREASURER'S REPORT – Charles Morris

A. Draft of 2026 Budget (see attached)

There has been no activity, no receipts, and one reimbursement for Mail Chimp. The balance at the end of January was \$6,838.95. Based on 2025, Charles budgeted \$3,768 for general operations in 2026. Programs and activities include lines for annual picnic \$350, entry sign maintenance, the welcome committee, highway clean up, camera operations \$650 (Reconyx and unexpected repairs), air quality sensors (not more than a cord replacement), and potential special events \$1,000. Unless additional fundraising is needed, annual contributions are around \$5,000. Charles asked for input on his draft. Gary expects no expenses related to highway clean up and has a box of safety vests eliminating the need to purchase. Sherry supports organizing a special event with the proposed budget or augmenting the annual picnic for community-gathering. Rhonda mentioned the 2025 Garage Sale special event; she and Doug absorbed costs. Tyler asked when dues notices are scheduled to go out. Charles responded that a Mail Chimp would go out the next week to residents, who have signed up with their emails, followed by a letter based on SHNA's mailing list of neighborhood addresses.

VI. OLD BUSINESS

A. Committee Reports

1. DSAB – Code Enforcement

Brian Boyd discussed code enforcement issues. Notices of violations for non-compliance to the SHNA Overlay have been given and not responded to. The list includes an unpermitted shed, a RV off Calle Feliberto, and shipping containers on property without plans and timelines. Tyler will follow up with Larry Espinoza, Taos County Code Compliance Officer, about next steps and fines. Mary Lane said, depending on covenants and restrictions attached to lots, enforcement would fall to

adjacent neighbors. Tyler responded that violations are enforceable by the County if they are in violation of standards applied per zone. He added that fines may not be steep enough to change behavior. Rhonda said another code enforcement person has been hired, which may improve communication with the department and action.

Tyler has received a rough draft of the County zoning review. There may be an opportunity to maintain SHNA ordinances with some changes. SHNA and Upper Las Colonias would be “legacy” zones and could include regulations around density and architectural review with more objective standards; for example, there may be some allowance for variations to pueblo and territorial, if the external materials are primarily stucco and colors are appropriate. Mary Lane asked if the Overlay may be revoked. Tyler will send a copy of the zoning review to all Board/DSAB members when a more complete public draft becomes available.

2. Asphalt Plant Update

Tyler reported that on December 2, the County sided with Perovich to continue asphalt production without a Special Use Permit at the Torres property. The commissioners determined that the asphalt plant did not meet qualifications for abandonment; the standard is 365 days disuse. SHNA’s appeal did not support subjective intent as the criterion for grandfathering and supported requiring a Special Use Permit (SUP) for new use. SHNA sent a letter to the County’s lawyer citing a procedural conflict, arguing there was a lack of notice for the public meeting. A letter of complaint also will be sent to the NM Attorney General; Sherry encouraged Tyler to engage with other communities in this endeavor. Some additional fundraising may be needed for continuing action in district court. There is concern that Perovich’s entire operation could move to Torres’. Sherry said increasing the footprint of operations would require a SUP. Or, selling it. The Board agreed that heavy industrial projects should not be near residential areas because of environmental and health risks. It is important to track the asphalt plant’s hours of production for reporting to NMED, if in violation.

VII. NEW BUSINESS

A. Dark Skies Presentation – Gary Hillman

Gary suggested the Rotary Club attend the next meeting (April) to present how to promote the dark skies initiative and ensure that it is maintained. Martin suggested contacting Gina Pearson, who is the Planning and Event Coordinator for BLM at the Taos Field Office, and asking about the zoning interface. Doug raised the question of enforcement.

VIII. MEMBERS’ CONCERNS

IX. PRESIDENT’S COMMENTS

Tyler said there would be a closed session to discuss plans for the Vista Cruz development to be located off Highway 64 and Calle Feliberto. He proposed to schedule a community-wide hybrid meeting on Zoom and in person at the end of March for residents to learn about the development before plans are submitted to the County. Tyler invited Brian and Martin to remain as members of DSAB, as well as Roland and Doug as members of CFRMA.

X. ADJOURNMENT

Tyler made a motion to adjourn the regular board meeting; it was seconded by Rhonda. The motion passed, and the meeting was adjourned at 11:15 A.M. followed by a closed session of the board.

Closed Session Minutes:

Board Members attending: Tyler, Charles, Gary, Bonnie, Mary Lane, Rhonda, and Vern. Others: Brian, Martin, Doug, and Roland.

Mary Lane, the property owner for the development, was asked to present and answer questions about Vista Cruz before recusing herself. The Board then discussed issues related to the development. It was agreed that the community-wide residents’ meeting would be scheduled for March 28 at 4-6 P.M. Mary Lane will arrange with St. James Episcopal Church to be the location for the in-person part of the meeting. She will also arrange for technological assistance for those residents participating on Zoom.

Respectfully submitted,

Bonnie Taylor, Secretary

Stagecoach Hills Neighborhood Association

Att: Treasurer's Report and 2026 Budget Draft

NEXT STEPS:

Tyler will

- 1) Email Memphis of Hanowa Capital re: March 28.
- 2) Request black and white property line survey with dimensions from Memphis.
- 3) Follow up with Mel and Melissa.
- 4) Send survey and development plans to residents after March 28.
- 5) Compile list of questions from Board members for Memphis.
- 6) Send Mail Chimp update about filing Asphalt appeal in district court.
- 7) Contact NMED enforcement division in March for update on emissions violations.
- 8) Follow up with Larry and Rachel about Pollock property.
- 9) Get completed budget for Board review.
- 10) File formal complaint with Attorney General about Dec 2nd Commission meeting.
- 11) Reach out to Upper Las Colonias re: complaint about County's OMA (Open Meetings Act) compliance.
- 12) Invite Stan (Dark Skies expert) and coordinate with Gary about future meeting.

Mary Lane will invite Peter Gonzales to attend March 28 meeting.

Charles will send out Dues notices to members.

Treasurer's Report
February 7, 2026

Bank balance on November 30, 2025 (amount reported at December 6 meeting)	\$6,898.78
Activity since that date (thru January 31, 2026)	
Deposits	
Annual contributions received in December *	\$ 0.00
Annual contributions received in January*	\$ 0.00
Total Deposits	\$ 0.00
*net of Paypal charges where applicable	
Disbursements that have cleared bank:	
Mailchimp monthly subscription (paypal 12/19/25)	\$ 21.32
Mailchimp monthly subscription (paypal 1/17/26)	21.32
Reimbursement (#93010) to Tyler for sensor cord	17.19
Total Disbursements	\$ 59.83
January 31, 2025 bank balance	\$ 6,838.95

DISCUSSION DRAFT

Stagecoach Hills Neighborhood Association

2026 Budget

Category	Budget Amount	Notes
General Operations		
Liability Insurance from last year)	\$1358	Bill to be paid this week so using exact figure (up a lot
D&O Insurance	900	Have not received bill on this yet. Was 698 in 2025
Zoom Subscription	400	pd thru October 11 in 2025
Mailchimp	260	on autopay via paypal at \$21.32/mo.
Website Domain Name	50	
Dues Mailing	400	
Banking Costs	50	none if we can keep our reserve balance in place
PO Box Rental	250	Was \$226 in 2025
Contingency	100	
Subtotal	\$ 3768	
Programs and Activities		
Annual Picnic	\$ 350	was \$297 in 2025
Entry Sign Maintenance	50	was 0 in 2025
Welcome Committee	25	was 0 in 2025
Adopt a Highway Program	50	was 0 in 2025
Camera Operations	650	reconix is paid through June/July at \$421.
Air Quality Sensors	???	
Special Event (TBD)	???	
Subtotal	\$ _____	
Total Budget	\$	

Note that total Revenue (mostly contributions) in 2025 was a bit over \$5000.