

STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION

Minutes of the General Meeting

Saturday, April 11, 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); Treasurer Charles Morris; Secretary Bonnie Taylor; 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)

SHNA Members: Brian Boyd (Co-chair DSAB); Doug Daubert; Martin Gutoski, (Member, DSAB); Kim Stevens & Jerry Hansen; Celia & Tom Matthews; Lois Rodin; Matt Schultz; Linda and Terry Thompson

Absent: Vice President Gary Hillman (Assistant Treasurer; Chair, Communications, Welcome Committee, Road Clean Up, Realtor Disclosure)

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF FEBRUARY 7, 2026, BOARD MINUTES AND MARCH 28, 2026, VISTA CRUZ DEVELOPMENT SPECIAL MEETING MINUTES

Tyler moved and Rhonda seconded to approve the February 7 and March 28 minutes, and the motion passed.

V. TREASURER'S REPORT – Charles Morris

As a result of the email about annual dues, \$2,021.77 were collected and deposited in March. Expenditures of \$2,265 included CGL Insurance Premium, D&O Liability, and several

reimbursements. Charles will send out dues notices to those who haven't responded to the email. The bank balance end of March was \$6,574.40.

- A. **2026 Budget Approval** (see attached). Charles moved and Vern seconded to accept the 2026 Budget of \$5,750.00. All were in favor, and the motion passed. Charles continues to ask for reimbursements to fine-tune the budget.

VI. OLD BUSINESS

A. Committee Reports

1. DSAB - Brian reported there was one review; the project was compliant with the Overlay.
2. Asphalt Plant – Tyler reported that a second appeal was sent to district court. He followed up with pollution complaints to NMED and a complaint to the Attorney General of how the recent Taos County commissioners' hearing was handled in terms of public notice. Tyler would like to invite county commissioners Darlene Vigil and Anjanette Brush to a SHNA board meeting (June), ask them to give a "state of the County" report, and take them on a tour of the neighborhood. He will reserve a venue.

VII. NEW BUSINESS

- A. **Zoning Review** – Tyler reported that the draft of the new regulations will be released soon with a public hearing in May and vote in August or early fall. He was recently invited to an Upper Colonias board meeting. Both Upper Colonias and Stagecoach are legacy zones and hope to negotiate protection of their overlays. Tyler will investigate whether the zones should be grandfathered into the County code. In the new code, there is the potential loss of density management; for example, minimum lot sizes could be reduced if the code changes to uniform codes, and the architectural review process could be eliminated.
- B. **Vista Cruz Development** – Tyler reported that Memphis Holland, on behalf of Vista Cruz, stated that workforce housing and commercial entities would not have access to Calle Feliberto and that the path forward for development would be "by right," abiding by the 2006 LURs. This could bypass the requirement for a special use permit; summary subdivisions are approved administratively without public comment. Questions followed about traffic congestion, the proposed fire station, and whether the development was beneficial to the neighborhood. Rhonda has been in contact with hydrology expert Stacy Timmons of the New Mexico Bureau of Geology and Minerals and will invite her to a future meeting to give a presentation on water issues pertaining to Taos County.

VIII. MEMBERS' CONCERNS - Vern invited help to update the Firewise document. Terry Thompson had asked the insurance company USAA what it would take to lower rates; a hydrant would have to be within 500 ft., which is no help to Stagecoach Hills. Rhonda asked Mary Lane if she is donating land for the fire station; she responded that it might be a bit of both.

IX. PRESIDENT'S COMMENTS

A. Dark Skies Presentation - Stanley Yuen

Mr. Yuen spoke about light pollution and how to restore "dark skies" to Taos County. He heads the effort to work with the Planning Department in its review of County codes. While code enforcement is a challenge, he said to stay involved and pushback when needed. He said protection is a value: to "protect and elevate Taos' authentic character." Taos is #3 in Astro-tourism in the United States. Some solution is in warmer bulbs (amber 1800-2200 LEDs), light shielding, and limiting lights on residences and commercial properties. He encouraged writing letters of support to the County commissioners. Tyler will send a Mailchimp with Mr. Yuen's contact information. He referred to flagstaffdarkskies.org for actionable solutions and International Dark Skies (darksky.org) for further information.

B. Neighborhood Highway 64 clean up May 2. 9:00 AM. Tyler will send a Mailchimp reminder.

X. ADJOURNMENT

Tyler made a motion to adjourn at 12:12; it was seconded by Vern, and the motion passed.

Next meeting: June 6 10 A.M.

Respectfully submitted,

Bonnie Taylor, Secretary, Stagecoach Hills Neighborhood Association

Att: Treasurer's Report and 2026 Budget

NEXT STEPS:

Charles – send out dues notices.

Rhonda – set up a meeting with Stacy Timmons.

Tyler – contact Darlene Vigil and Anjanette Brush about June 6. Send out Mailchimp with Stanley Yuen's contact information and another with a reminder about May 2 Road Clean up. Send contacts for Greater World, Hondo Mesa, and Ranchos neighborhood associations to Mr. Yuen.

Vern – update Firewise document.

**Treasurer's Report
April 11, 2026**

Bank balance on January 31, 2026 \$ 6,838.95
(amount reported at February 6 meeting)

Activity since that date (thru March 31, 2026)

Deposits

Bank deposits in February *	\$ 0
Bank deposits in March*	\$ 2000.45
 Total Deposits	 \$ 2000.45

*net of Paypal charges where applicable

Disbursements that have cleared bank:

Mailchimp monthly subscription (paypal 3/19/26)	21.32**
Reimbursement (#93011) to Vern Miller (2025 expense)	187.68
CGI Insurance Premium (#1005) [HDI Global}	1,358.00
Reimbursement (#1007) to C. Morris for D&O premium	698.00
 Total Disbursements	 \$ 2,265.00

March 31, 2025 bank balance \$ 6,574.40

**Note that a monthly Mailchimp payment was made by Paypal on February 16, 2026 in the amount of \$21.32 from funds that had not yet been moved from Paypal to the bank. That \$21.32 therefore never went through the bank so it creates a difference between the SHNA books and the bank statements. If that money had run through the bank then our deposits would have been \$21.32 higher (i.e. \$2,021.77) and the bank cleared payments listed above would also have been \$21.32 higher (i.e \$2,286.42), but our book balance would be the same as the bank balance stated above..

Supplemental Information

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

Zoom is set up with Paypal for annual payments in October.

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 Plant appeal is \$855.01.

In February we paid \$ 1,358.00 for General Liability Insurance and \$698 for D&O Liability Insurance, with the next payments to be due next February and March, respectively.

We have filed our Form 990-N with the IRS for 2025.

Charles Morris
Treasurer
April 11, 2026

Stagecoach Hills Neighborhood Association

2026 Budget

(as approved at April 11, 2026 meeting)

Category	Budget Amount	Notes
General Operations		
General Liability Insurance	\$1358	Paid in February 2026
D&O Insurance	698	Paid in February 2026
Zoom Subscription	400	pd thru October 11 in 2025
Mailchimp	260	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
PO Box Rental	250	Was \$226 in 2025
GO Subtotal	\$ 3466	
Programs and Activities		
Annual Picnic	\$ 350	was \$297 in 2025
Entry Sign Maintenance	50	
Welcome Committee	25	
Adopt a Highway Program	50	
Camera Operations \$421 for both cameras	650	reconix paid through June/July, respectively,--
Special Event (s) (TBD)	1,000	
P&A Subtotal	\$2125	
Contingency	\$ 159	
TOTAL BUDGET	\$ 5,750	