

2025 NAACA Annual Community Meeting Minutes

10/21/25 Sandia Presbyterian Church: Main Sanctuary

1. Call to Order (6:00pm): President, PJ Valencia
 - a. Thank you to Sandia Presbyterian Church for generous use of their facilities.
 - b. Introduction of the NAACA Board of Directors
2. Reading of Minutes from Previous Annual Meeting (11/2024): Christine Benefield
 - a. Motion to approve by Steve Shackley, second by Len Bugge
 - b. Unanimously Approved
3. President's Message to Membership: PJ Valencia
 - a. Self-introduction
 - b. Mission Statement
 - c. Zoning
 - i. Zoning changes in A1 (residential) are concerning because precedents set.
 - ii. Zoning Exception process/criteria
 - iii. Rules for contacting BernCo Commissioner regarding any zoning and Hearing
 - d. Volunteer opportunities.
 - e. Website is continuously updated and main form of community information/communication.
 - i. Our newsletter has become redundant because community information is already posted on website and future publication will be on hiatus.
4. Treasurer's Report: Amber Logan
 - a. Motion to approve by Len Bugge, second by Paul Losey
 - b. Unanimously approved
5. Election of 2026 Board of Directors: PJ Valencia
 - a. PJ Valencia -President, Wayland Adams -VP, Bonnie Greiner- Director at Large, Lisa Baughman- Director at Large, Amber Logan- Treasurer, Christine Benefield - Membership/Recording Secretary, Melissa Freeman-Communications Secretary
 - b. A call out to membership for additional nominations for 2026 board position.
 - i. No volunteers
 - c. Motion to accept ballot by Acclimation by Len Bugge, second by Steve Shackley
 - d. Unanimously approved
6. Unfinished Business: PJ Valencia
 - a. Bylaws update: Steve Shackley
 - i. Updates gone over (see website for details).
 - ii. Motion to approve by Charles Studebaker, second by Jerry Janicke
 - iii. Unanimously approved
 - b. PNM update: PJ Valencia
 - i. Our caveat of support for substation project is that: preferred transmission route follows prudent avoidance of the sensitive receptor populations in our community. We would oppose/appeal project if this were not the case.
 - ii. For the past year, the NAACA Board and our neighborhood engineering advisors have conducted comprehensive due diligence by thoroughly researching relevant issues, keeping our community informed, organizing and hosting community meetings (with and without PNM), participating in confidential data sessions (with access to non-public data provided by PNM and their engineers), consulting with Bernalillo county officials regarding both the NAA sector development plan and the Bernalillo County Comprehensive Plan, and validating the requirements for energy in our area. Our Board-Directed Independent Volunteer Electrical/Energy Engineers live in NAA. Each has 30+ years of experience in electrical power generation and distribution and with complex systems definition, development, test and evaluation.
 1. David Neale our President, and our volunteer community engineering advisors, Dave Baughman and Jack Cadogan met several (5) times with PNM acting as a conduit between our community and PNM's engineers.
 - iii. CPC Hearing for the recommendation/approval of the PNM application on Sept 3, 2025.
 1. There was some opposition to the proposed substation/transmission route who voiced their concerns.
 2. CPC ordered continuance of the Hearing to December 3, 2025, for the purpose of giving time to PNM to re-engage with their community.

7. New Business: PJ Valencia
- a. Presentation of proposed neighborhood sign; NAACA will be applying for a BernCo neighborhood grant to cover the cost.
 - i. NAACA will work with our Commissioner, Walt Benson, to find an appropriate/centralized location.
 - b. Members may address the Board
 - i. Questions about PNM proposed substation
 1. Didn't the population get to vote on the substation?
David Neale: "Site location choice was voted by public at PNM's open houses."
 2. What about putting lines underground?
Dave Baughman: "It's many times more expensive and they require the community that requests it to pay for it."
 3. Are we clear that opposition is contingent on lines going on Tramway?
Rich Megginson: "we reserved right to appeal/oppose substation project, if transmission route were not to follow "prudent avoidance" of sensitive receptor populations."
PJ Valencia: "If you (NAA resident) do not agree with the NAACA's board's findings and caveat for supporting substation "as written" in application, you have the right to oppose it on your own behalf".
 - ii. PJ Valencia pointed out that we (the Board) are only part of the information process (to the community). It is PNM's project and obligation to inform community. The County's job is to also inform and approve the project.
8. Adjournment of official annual meeting - 6:58pm
- a. Motion by Rich Megginson, second by Charles Studebaker
 - b. Unanimously approved
9. Guest Speakers:
- a. State Representative Nichole Chavez
 - b. BernCo Commissioner Walt Benson