

NAACA February 2026 Board Meeting Minutes

2/11/2026 Sandia Pres. Classroom (behind Sunrise Chapel), 5:15pm

- 1) Call to Order by PJ Valencia
 - a) 5:20pm
 - b) Attending: PJ Valencia, Wayland Adams, Amber Logan, Lisa Baughman, Bonnie Greiner, Christine Benefield, Mel Freeman, David Neale, David Harris, resident guest Rhonda King
- 2) Approval of January 2026 Meeting Minutes: Christine Benefield
 - a) Vote to approve: Motion by Wayland Adams, second by Bonnie Greiner, unanimously approved.
- 3) Treasurer's Report and Approval for: January 2026: Amber Logan
 - a) Vote to approve: Motion by Bonnie Greiner, second by Wayland, unanimously approved.
 - b) Legal Fund and Attorney Trust/Retainer cases update:
 - c) Update on QB-Intuit – Downgraded subscription to Simple Start
 - (1) Soon, will downgrade/cancel subscription when switching to bookkeeper's professional accounting QB desktop version. She will charge only time it takes to download our data.
 - (2) Data ownership will remain NAACA's and returned if we discontinue using bookkeeper.
 - d) CD Rollover update:
 - i) Discussed a 12mo CD for 3+% interest
 - (1) Motion by Bonnie Greiner, second by Wayland, unanimously approved
 - e) Discussed splitting into 2 CDs, reducing penalty if we need a portion of funds for legal.
 - i) Motion by Christine Benefield, second by Mel Freeman, unanimously approved
- 4) Guest Introduction: PJ Valencia
 - a) Rhonda King gave a brief life summary.
- 5) Membership Drive Campaign: Christine Benefield
 - a) E-campaign – had a great response so far, 5 joined, 3 became active, and almost 50 have renewed.
 - b) Post card campaign update
 - i) Vote to approve: Motion by Bonnie Greiner, second by Wayland Adams, unanimously approved.
 - c) Reminder for board members to update membership, thank you!
- 6) New Business: PJ Valencia
 - a) Advisor Candidate: David Harris
 - i) Vote to approve – Motion by Christine Benefield, second by Mel Freeman & Amber Logan, unanimously approved.
 - ii) Welcome David!
 - b) Spring Event Planning: PJ Valencia
 - i) Type and date – Discussed possible Swap Meet/Flea market on June 6 2026.
 - (1) PJ will see if the Sandia Presbyterian parking lot is available
 - ii) Committee – deferred until next meeting based on availability/use of Sandia Presbyterian Church parking lot.
 - iii) Budget – deferred until next meeting based on availability of parking lot.
 - c) Any other new business
 - i) PJ Valencia discussed the opposition fliers being taken off cluster mailboxes and stuffed in our NAACA mailbox. She gave the info to the USPS that it wasn't us doing that.
 - ii) PJ Valencia wants to add zoning hearings to the agenda as a usual part of business.
 - (1) February Zoning Hearing: 12200 San Rafael asking for permission to use RV as dwelling while building residence.
 - (a) No issues.
 - iii) Lisa Boughman reported on the continued storage of inoperable vehicles on a lot at 11011 Wilshire/Browning.

(1) The sheriff has not enforced judgement, and the issue has moved back to BernCo zoning. The resident has a history of aggression and disregard for rules or authority.

7) Old Business: Peggy Valencia

a) PNM Substation: Bernalillo County Commission Hearing 1/27/26 update -Continuance Hearing: May 12, 2026.

i) Commission recommended as a condition of approval: the substation and transmission route location to be considered as one entity and possibility of burying the transmission lines.

ii) Asked for more information: proof of the need for energy in this NAA area, site location survey, underground survey for transmission lines and costs affiliated, and who bears the significant increased costs.

(1) PNM noted that all the information was provided in the application and addendum except for the burial of the transmission lines.

(2) PNM said that they have never in their history have they buried transmission lines at this magnitude.

iii) Attorney advice – Decide if we are going to appeal if transmission routes end up on Eubank.

b) BernCo: Sector Plan Amendment/Zone ‘use’ change- The Recovery House: Lisa Baughman and PJ Valencia

i) Board unanimously approved retainer for Attorney.

ii) The Recovery House PCP Hearing: 2/4/26

iii) Recommendation: Denial.

(1) At the beginning of Hearing, BernCo Staff revised their recommendation from approval to denial.

(2) The findings included: protecting sector plan and land use/zoning R116-86.

(3) BernCo will not enforce “cease operations” until the “final decision” is set.

(4) If applicant does not appeal, decision is final and does not proceed to BCC.

iv) Community outreach and neighborhood strategy meeting 2/2/26 -Thanks to all who came!

v) Deadline for applicant to appeal: 2/23/26.

vi) Attorney Advice was set markers in the record for an appeal.

vii) Glendale Home (same property owner and previously used as the Recovery House treatment facility) – Lisa Baughman got reliable info that this location hasn’t been used as a Recovery House since 2020.

8) Adjournment: 6:38pm, Motion by Christine Benefield, second by Wayland Adams, unanimously approved.

Next Board Meeting: Wednesday, March 11, 2026 @5:15 pm