

NAACA August 12, 2026, Board Meeting Minutes

Sandia Presbyterian Church, Upstairs Classroom 221, 5pm

5-5:45pm: Discussion with Representative Nichole Chavez

Topics the community has expressed interest: statewide illegal firework ban, crime reduction/accountability-juvenile crime, state regulations on accreditation of substance abuse treatment facilities and credentials of medical directors and staff, transparency in campaign funding.

1) Call to Order by PJ Valencia

A. Time: 5:50pm

B. Attendees: PJ Valencia, Wayland Adams, Christine Benefield, Lisa Baughman, David Neale, Bonnie Greiner, David Harris

2) Approval of May 2026 Meeting Minutes (note: no meetings held June, July): Christine Benefield

A. Vote to approve: Motion by Bonnie Greiner, Second by Wayland Adams; Unanimously approved

3) Treasurer's Report and Approval for: April, May, June, July 2026: PJ Valencia

A. Vote to approve April, May, June, July 2026: Motion by Bonnie Greiner, Second by Lisa Baughman; Unanimously approved

B. Attorney Hess Ynema PNM zero balance on trust.

a. Any further payments would come out of the Contingency Legal Fund.

C. GRT 2026 filed – we didn't owe anything.

4) New Business: PJ Valencia

A. BernCo Zoning Hearing: Zoning Hearing: August 12, 2026, continued from July 8, 2026: ZA2026-0096 (C-21) N. East, Chad S. & Danae K. Kim, request a variance of 4 ft. to the maximum wall height of 8 ft., on Lot 8, Block 16, North —Albuquerque Acres, Tract 3, Unit 1, located at 10000 Anaheim Ave. NE, zoned A-1, containing approximately 0.89 acres.
No issues.

B. Zoning issues:

a. 10809 Glendale Ave NE: 505 Landscape Business running out of home/lot
6/17: violations: auto body repair and outdoor storage.

b. 2 back-to-back lots: 10910 Santa Monica Dr. and 10909 San Antonio
PJ called the Zoning Administration (Sonya) and confirmed it was approved by the County.

i. Issue is the height of the retainer walls terraced and soil remediation at 26 feet.

c. 9508 Wilshire: loud rock band practicing every night (late into night past 10)
The Neighbor wrote a friendly (but stern) cease & desist letter and so far, stopped.

5) Old Business: PJ Valencia

A. The Recovery House: PJ Valencia –

(a) They moved out of the community on May 12th, to Rio Rancho

B. PNM Substation-transmission route update: PJ Valencia

- a. PNM filed an appeal (May 15th) of County's denial to 2nd District Court. Attorney for SHHA and Resident "Coalition" will file in statement August sometime. PNM will give rebuttal by September 21st. The Judge has been assigned (The Honorable Judge Dan Ramczyk) but it has not been determined if it will be a bench trial or a total record review.

C. BernCo CPC Hearing May 6, 2026

- a. Zoning- Planning and Development/Amendments to Comprehensive Zoning Ordinance due to Governor signed Chapter 62, Act relating to Childcare:
 - 1. From letter sent to NAACA: Home childcare as permissive use instead of a conditional use in R2, Apartment and CN Neighborhood commercial Zone
 - 2. Discrepancy in the letter of notification of this new amendment and the wording on the agenda for the CPC Hearing.

The letter received from the county (3/25/26): Maggie Gould clearly does NOT mention the proposed changes to A1.

- b. The county reissued corrected letters including zoning in A1.

D. Real Estate Appraiser Board 7/24/26 Findings Regarding Actions Taken Against Appraiser Concerning Equal Land Swap of 2 Lots on Signal Ave: David Neale

- a. Complaints were filed in February with the Real Estate Board, and the hearing was July 24th. Although the board found the appraiser in the wrong, it's a first offense. Corrective action is for him to take a course on residential appraising, and the discipline action will show on his record.
- b. This information is to be sent to Commissioner Walt Benson to see what can be done at the county level.
 - i. Questions on the County losing dollar value of approximately \$80k on the land swap.

6) Any other business: PJ Valencia

- A. Next board meeting: September 9, 5pm -new room- downstairs conference room just west of gym lobby restrooms.
 - a. Planning for community meeting – October 20th
 - b. Please let me know if you are willing to serve on the board for 2027. I hope that it will be a quiet year!!
- B. Annual Community Meeting 2026: 5:30-8pm on October 20.
- C. Do we want to raise membership fees?
 - (a) Approval vote at Community Meeting.
 - (b) Determination if and how much will be discussed at the next board meeting.
- D. Possible Community Event of a Concert by Mel's Quintet.
 - (a) TBD: Will discuss at later date.

7) Adjournment Time: 6:34pm

- A. Motion by Lisa Baughman, Second by Wayland Adams; Unanimously approved