

## NAACA January 2026 Board Meeting Minutes

1/14/2026 Sandia Pres. Classroom (behind Sunrise Chapel), 5:00pm

- 1) Call to Order by PJ Valencia
  - a) 5:04pm
  - b) Attending: PJ Valencia, David Neale, Lisa Baughman, Amber Logan, Mel Freeman, Christine Benefield, Bonnie Greiner, local resident David Harris
- 2) Approval of September 2025 Board Meeting Minutes: Christine Benefield  
Annual Community Meeting October 21, 2025, no meetings: 11/25, 12/25
  - A. Vote to approve: Motion by Lisa Baughman, Second by Bonnie Greiner, unanimous approval
- 3) Treasurer's Report and Approval for: Oct, Nov & Dec 2025: Amber Logan
  - A. Vote to approve 10/25, 11/25 and 12/25: Motion by Christine Benefield, Second by Mel Freeman, unanimous approval
- 4) Introduction to Board Meeting Guest: Peggy Valencia
  - A. David Harris: NAA resident near Alameda/Ventura  
Several years ago, served as chair of the Zoning Board of Appeals in a Chicago Northshore suburb.
    - (1) The board introduced themselves to David
    - (2) David shared how he came to live in NAA from Chicago, and a brief overview of his resume.
- 5) Membership Drive Campaign: Christine Benefield
  - A. It was agreed to go ahead and proceed with the membership drive now, to be out by mid-February.
    - a. Lisa will try to get info on the new builds addresses.
  - B. Committee volunteers: Bonnie Greiner, PJ Valencia, Amber Logan, Christine Benefield
    - a. Amber suggested a "Stay Informed" button on the web site to collect emails/addresses from people so we can attain more email addresses. PJ said she would look into it.
    - b. Mel suggested we include "the perks of membership" on the postcard.
- 6) Treasury- Intuit-QB Subscription renewal Due: 2/14/26 Peggy Valencia and Amber Logan
  - A. Will look into what we can do to decrease costs and report next meeting.
    - a. The QB subscription is under David Neale. This inhibits anyone from changing type of subscription.
    - b. The current subscription has benefits we don't need or use.
    - c. Theresa our NAACA bookkeeper says the desktop version would be fine.
    - d. Other options will be investigated.
- 7) New Business:
  - A. BernCo Zoning: PJ Valencia & Lisa Baughman
    - a. Recovery House (detox treatment center), Sector Plan Amendment and SUP (Applicants are requesting O1 use in A1 lot (medical clinic/group hom):: February 4, 2026 CPC Public Hearing
      - i. Opposition letters/comments are due by Jan 23.
      - ii. PJ gave a brief history of their activities and how we were informed. The application states there are requesting 8 patients/clients in the residence.
      - iii. Lisa gave more history, ownership, and she volunteered to speak at the hearing Feb 4<sup>th</sup>.
      - iv. We will be working on contacting neighbors and gathering opposition.
      - v. An opposition letter will be drawn up and shared.
    - b. Home Daycare, Alameda/Venture, Home Occupation, November 2025 Decision: PJ Valencia
      - i. PJ shared the restricted conditions of their approval by the county.
    - c. Zoning Hearing for 2<sup>nd</sup> Dwelling with variance, December 2025 Decision: PJ Valencia
      - i. This was approved.
      - ii. The variance was because they are remodeling an RV garage into a 2<sup>nd</sup> dwelling (allowable in A1 with conditions), and garages have a smaller setback allowance versus dwellings.
  - B. County Land swap: David Neale
    - a. David shared all the details of a confusing transaction that happened within NAA.

- b. Not an issue for the entire board to take up. Suggestions of avenues for investigational purposes offered.
- c. David will keep us informed.
- C. BernCo Neighborhood Coordination: Updating Ordinances
  - a. NAACA's bylaws meet ordinances except for a "contingency plan of succession" for leadership after our next Annual community meeting (vote).

8) Old Business: Peggy Valencia

**A. PNM Substation: Bernalillo County Commission Hearing 1/27/26, 1pm**

- a. PNM updates
  - i. PNM Website -has been updated
  - ii. Underground survey – we are waiting for contractor to finish the survey.
  - iii. PNM hasn't put out the report yet as they have been concentrating on the appeals.
- b. NAACA position/stance of prudent avoidance of sensitive receptor populations – has not changed.
- c. Advice from Attorney – Prudent Avoidance is a state chosen guideline.
  - i. Phone Meetings: 12/30/25 (PJ and Wayland), 1/7/26 (PJ)
  - ii. Preparation for public statement (markers for an appeal) at hearing – Amber and PJ to prepare with Attorney.
- d. Comment/Letter submitted to BCC for the record
- e. Appeals: 3 groups – PJ sent email to the board including the appeals
- f. It was agreed that PNM info on the website is enough.
- g. Need Board Members to commit to attendance at Hearing.

9) Adjournment: 6:50pm – Motion by Mel Freeman, second by Lisa Baughman, unanimously approved  
Minutes submitted by Christine Benefield

Next Board Meeting: Wednesday, February 11, 2026 @5pm