

NAACA August 2025 Board Meeting Minutes

8/13/2025 Sandia Pres. Church-Conference Room, 5:00pm

Attendees: David Neale, Mel Freeman, Steve Shackley, Lisa Baughman, Amber Logan, Peggy Valencia, Wayland Adams

1. Call to Order by David Neale: 5pm
 - a. Note: no board meetings held in June or July 2025.
2. Approval of May 2025 Meeting Minutes: Peggy Valencia
 - a. Motion to approve by Mel Freeman
 - b. 2nd by Steve Shackley
 - c. Unanimously Approved
3. Treasurer's Report and Approval for: May, June, July 2025: David Neale
 - a. Motion to approve by Steve Shackley
 - b. 2nd by Mel Freeman
 - c. Unanimously Approved
4. Transition from President David Neale to Interim President Peggy Valencia to take effect as of end of August (or as soon as official documents can be revised to the change).
 - a. Motion to approve by Mel Freeman
 - b. 2nd by Steve Shackley
 - c. Unanimously approved

A. We graciously thank David Neale for his dedication and service to our community! He offers to be an advisor and will be the liaison between NAACA and PNM for the substation project.
5. Other Board positions:
 - A. Vice President: Steve Shackley will not be continuing to serve on the board after the Annual meeting. We graciously thank Steve Shackley for his dedication and service to our community! He offers to be an advisor.
 - a. Wayland Adams was introduced and accepted invitation to serve as Incoming VP.
 - i. Motion to approve Wayland Adams as Incoming VP (serving for the 2026 term) by Steve Shackley
 - ii. 2nd by Peggy Valencia
 - iii. Unanimously approved!
Welcome Wayland!
 - B. Director at Large: Lisa Baughman offers to continue as Director for the 2026 term.
 - a. The second Director at Large position was filled in May by Bonnie Greiner and will continue for the 2026 term.
 - C. Membership-Recording Secretary position will be open as Peggy Valencia moves to Interim President.
 - a. Bernadette Olivares-Torres has offered to serve in this position for the 2026 term.
 - i. Welcome back Bernadette!
 - D. Treasurer: Amber Logan will continue to serve in the 2026 term!
 - E. Communications Secretary: Mel Freeman will continue to serve in the 2026 term.
 - F. Advisors: Bill Rowland will not be continuing to serve for 2026. We thank Bill for his service to our community.
 - a. Jerry Janicke volunteers to continue to serve for 2026.
 - b. David Neale will be moving to this position for 2026.
 - c. Steve Shackley will be moving to this position for 2026.
 - d. Lorri Zumwalt offers to serve as advisor for any special projects that we are in need of volunteers.
6. **Annual Meeting: 10/21/25 Sandia Presbyterian Church- Main Sanctuary 6-7:30pm**
 - A. Planning:
 - a. Special Guests:
 - i. State Senator Nichole Tobiassian
 - ii. Rep. Nichole Chavez
 - iii. Commissioner Walt Bernson?
 - b. Posting Date ASAP with e-message update from President
 - c. E-marketing 30 days before and a few signs posted in neighborhood two weeks before meeting.
 - d. Other planning could be done via email including updates to bylaws and ballot.
7. Old Business: David Neale
 - A. PNM: Submitted applications to County Planning Commission for the Substation Project.
 - a. A Special Use Permit for Public Utility Structure
 - b. An amendment (site specific) to the PDN/NAA Sector Plan

- c. CPC Hearing is 9/3/25 @ 9 am BernCo Commission Chambers.
- d. As per our sector plan, the CPC will make a recommendation to the County Commission. The County commission hearing will likely be in October.
- B. PNM has worked with NAACA and our Engineering Advisors and conceded to our caveats in exchange for support in making sure we continue to have reliable power in the future.
 - a. The application has been reviewed by our engineering advisors, and it contained what we asked for and expected.
 - b. We asked for a few clarifications: Note: the following information was not covered in board meeting.
 - i. *Would you please provide more clarification concerning lighting regarding height, coverage, and use of "motion detection" lighting vs. constantly on lighting. This is important since we have restrictions and ordinances regarding harsh lighting in NAA to maintain a rural "dark sky" setting. Four full-cut-off (dark-sky), motion detector/timed shut-off, security/safety lights are proposed to be mounted on a dead-end structure at a height of 36 feet. These lights will go on only if a motion detector at the top of or inside the walls is tripped. PNM crews will also turn them on at night only as necessary to perform maintenance or repair work, then will shut them off when the work is complete.*
 - ii. *Suggested PNM ask the residents on San Bernardino (north side) to make recommendations for what kind of trees for landscaping.*
 We received good input from the San Bernardino residents at the June 4 meeting held at the Sandia Presbyterian Church. Some residents requested evergreen trees for year-round screening. And other residents requested vegetation that was not flammable. Deciduous trees are less flammable than evergreens that have saps, oils, volatile resins, and dropped needles less likely to blow away that can become fire fuel. Deciduous trees are more fire resistant due to the moisture in their leaves and bark. Regardless, there are 42 total Osage Orange, Hackberry, and Desert Willow trees with 23 of them on the south and west sides of the project site. The wall height was raised from the 12-foot PNM standard to 14-feet in response to the request from the San Bernadino residents.
 - iii. *The name of the substation- is it too late to name it Paseo Del Norte substation vs. NAA substation? This would be more consistent with Tramway substation naming.*
 No, it is not too late to name the substation. PNM usually uses the adjacent street names, so the Paseo Del Norte name could work.
- c. A note of gratitude to David Neale, and engineering advisors: Jack Cadogan and Dave Baughman for all the time and energy spent reviewing engineering, attending meetings and informing our community.
- d. David Neale was asked by PNM to not only speak at hearing but submit a letter of support from NAACA. Peggy Valencia will type template on letterhead.
- 8. New Business:
 - A. BernCo Neighborhood Grant: Peggy Valencia
 - a. Applied for community sign and did not get award.
 - b. Will apply next year, and in mean time get permissive location to post sign near PDN/Eubank.
- 9. Adjournment: 6:14pm Motion by Steve Shackley
 - A. 2nd by Amber Logan
 - B. Unanimously approved.

Next meeting: Wednesday 9/10 or 10/8, 2025 @ 5pm Sandia Pres. Conference Room

Please place on your calendar, you will be given notice if cancelled. If all Annual meeting planning can be done via email, there is no need to hold meeting.