

SECOND DRAFT

Minutes of September Board Meeting

Upper Las Colonias Neighborhood Association

September 12, 2023 4:16PM

Quail Ridge Tennis Facility and Zoom at Residences

Board Attendance - Present - Kurt Edelbrock, Eugenia Hauber, John Red Horse, Jeff Tetenbaum, , Mike Tarleton, Steve Turner, John Halley and John Mahoney, On ZOOM- Jonathan Stuart, Phil Caston and David Nielson. Absent – Kent Kobakoff

Members Present – Martha Grossman, Gary Vest, Henry Hornberger, Charlotte Wylie, Cardinal Rieger, Sue Huddy, Gene Imbro, Honore Maloney, Lee Blackwell, Joan Vandenbos, Emmet and Annette Sole, Buck and Jacky O’gilvie and Roger Parrish

Members On Zoom – Participating either for part or the entire call- Dianne McKenzie, Tanya Urick, Nick Salerno, Henry(Caroline?), George Schaub, George Bostian, David Smidt, Betsy Wessler, Vivian Bonzo, Jim Asberger, and Mike Breier. UnIDd – 136920, 17202991829, 19703908589

On Zoom – Brookwood Financial – Chris Sveum, Andrew Beishline and Kevin Fannin.

Kurt read a statement at the start of the meeting concerning actions he took to quickly get ULCNA’s comments to the county on STRs. He believed time was of the essence. As it turned out, this action was not approved by the full board. Kurt also paid attorney fees from his own funds rather than getting approval to use ULCNA’s funds, again because of time considerations. Kurt apologized for overstepping his authority on this matter.

1. Treasurer’s Report – John Mahoney indicated current balance remains \$3,211.75. No change for the last few months.

2. Minutes were inadvertently skipped over. Tabled July, August and September minutes will be considered at the October meeting.

3. Brookwood Financial – An email was received last week from Brookwood, a construction and engineering firm. They’ve been retained to

handle the construction of a gas station and convenience store on the property owned by George Bostian on the corner of 150 and 522. The three on the call provided a very brief explanation of what is being considered for that property. The plan calls for 12 pumps, 4 diesel bays, a pet release area, retention pond, and a dumpster area. We did not have plans to look at during the meeting but were provided pictures of the layout of the site later that afternoon. EV charging stations were not in the original plan but would be considered later. The plan reflected entrances and exits from both 522 and 150. It would be a Valero station.

3. TREV – John indicated that the Army Corp of Engineers is the sole agency that has not yet signed off. NMDOT and Taos County Soil and Water have completed their reviews.

4. Short Term Rentals – The county is drafting a new STR Ordinance. We had a chance to review an early draft and concluded that it was awful. We understand it has been revised but we have not seen the revision. We've provided the county with suggestions (i.e., a draft ordinance) with the hope that some provisions would be incorporated into the version that Planning Department will present to the Planning Commission. In addition, we have prepared a survey for all our members to complete. The board would then be able to advise the county of the membership's preferences regarding STRs in support of our previous communications with the Planning Dept. The survey was sent to the membership on Friday the 8th with 18 responses prior to the meeting. It is believed the draft ordinance is scheduled to go before the Planning Commission on September 21st. The County Commissioners are expected to take up the issue on either the 3rd or 17th of October.

5. Zoning – Nothing to report. The county is prioritizing STR's so zoning is on a back burner. We had provided comments to the county on their latest draft in November of 2018, "translating" our 2003 Ordinance into the county's new format.

6. Other items noted:

- a) Comments on the property at 8 Mirlo. It appears as if the builder has moved his entire equipment inventory to the site. It was mentioned that he is sleeping in the trailer on the property. The NOL was issued

August 19th, 2022, but not sure when construction began. A second story was removed recently.

- b) On Eugenia's motion, seconded by Steve Turner, the board voted unanimously to reimburse Kurt for the attorney fees paid to Susan Baker on the STR matter. Invoice to be reviewed prior to payment.
- c) Gretchen Geary of Kit Carson Internet contacted Kurt and will meet to discuss the possibility of a presentation on their internet service to the board and membership. Some have paid \$99 for this service – KCEC gets \$3200 from the US Treasury.
- d) Board Nominations – We asked that if anyone is considering serving on the board, they should send their intention to do so to Jeff.
- e) Fireworks and Shooting on Valencia
- f) Road Committee – some discussion of road ownership, private roads vs. public, speed limits on Valencia, Gavilan and Del Norte and placing lower speed limit signs. From chat, Chamisa Vista HOA to put up speed limit signs.
- g) Eugenia mentioned Andy Vargas's newly published book "Historias y Memorias, Tales of growing up in Taos New Mexico" is available on Amazon and Barnes and Noble and will be in book stores shortly.
- h) Mike mentioned BEAR or BEARS have been seen in the neighborhood

7. For the record – although not mentioned at the meeting – A No Objection Letter was issued for a new home construction – at lot 8 on Codorniz Rd for Gail Kennedy.

8. Meeting was adjourned at 6:10PM. Next regular meeting is scheduled for October 3rd.