

FINAL DRAFT

Minutes of the April 2024 Board Meeting

Upper Las Colonias Neighborhood Association

April 9, 2024, 4:04 PM

Quail Ridge Tennis Facility and Zoom at Residences

Board Attendance - Present - Kurt Edelbrock, Eugenia Hauber, Jeff Tetenbaum, Mike Tarleton, John Halley, Kent Kobakoff, Cardinal Rieger John Red Horse and Phil Caston,

On ZOOM – David Nielson and Jonathan Stuart. Absent – Steve Turner

Members Present – Sue Huddy, Gene Imbro, Honore Maloney, MaryAnn Morrissey, Linda Fair, Martha Grossman, Kay McNair, Sandy and Suzie Schwartz, Tom Quinn Kumpf, Jan Bachman, Gary and Colleen Ferguson, Helen and Lou Bright, Sharon Hobbs, Gary Vest, and Ellen Hamil

Members On Zoom – Dianne McKenzie Host with George Bostian, Ken Littlejohn, 136920, Mark Deaton, Nick Salerno, Ada Portman, Lisa's iPad, Thomas Garrison, k, and Sandy Edmondson.

ALLSUPS – Kevin Fannin, Andrew Beishline, Christine Sveum

President's Message:

Good afternoon, and welcome to the Upper Las Colonias Neighborhood Association meeting of April 9, 2024. Much of what I'm about to say will guide or help with future discussions of issues in Upper Las Colonias.

It has come to my attention that there are rumors being spread about me and my relationship with certain issues in Upper Las Colonias, particularly the Tarleton Eco Village project. These rumors suggest that I have a personal or financial interest in the project, which is not true. I want to make sure all members of this board, our neighbors in Upper Las Colonias, and anyone else who may be concerned that I have no interest. I take these rumors as a personal attack on my integrity and intent, and I want to set the record straight. People in this room know exactly what I'm talking about; some may be board members.

In my following statement, I will ask for one thing: to provide evidence or facts based on law and zoning codes for any of your objections to projects in Upper Las Colonias. This is not a personal request but a necessary step to ensure our objections are credible and sound. If you are unsure about the legal aspects, Phil Caston will be able to provide further clarification.

I asked for a meeting with the county as president of ULCNA, and Rudy Peria met with Jeff, Phil, John Halley, and me. **This meeting was intended to ask one question. That question was “what does the county expect from upper las colonias and the board?”**

Rudy has made it clear that if the board writes a letter of no objection with opinions or feelings regarding any project, they will disregard and lessen the effectiveness of any letter of no objection or objection. Therefore, any letter regarding a project must only contain legal considerations for the project. It is important to note that this does not mean individuals cannot address issues by submitting independent letters that consider the emotional aspect of a project. The board's role is to provide a legal perspective, while individual members can express their personal views. Their sole desire is to receive our consideration of the legal codes and restrictions in the area being considered for a project, whether it is marijuana growth and distribution, gas stations with convenience stores, or the Trev project. I believe we will have to be careful to maintain our relationship with the county so that we refrain from emotional talk regarding projects as we write letters of no objection from the board. I am afraid of our last letter that went to the county regarding TREV, where I did say that there were objections from the community regarding their lack of desire to have it in their backyard, or height restrictions, setbacks that fall within the zoning rights.

Since our last meeting, I have seen a significant amount of animosity in emails and discussions between board members. There was disrespect and fundamentally nasty use of emails that went to all the board members, trying to point fingers. If there is an issue with our website or how the meetings are conducted, we must relay that. However, I would like to see these words used more often: please and thank you! I feel this board is going down the same road as the United States political system in the last ten years. Bad mouthing, finger-pointing, and accusations. I hope that a relationship between board members is more like John McCain and Joe Biden, who have been seen to fight bitterly on the floor of the Senate while

walking out shaking hands and having a beer afterward, respecting each other and dignifying each other's position. Please do not destroy this process we use here as board members and as a community. Every single one of us has opinions, desires, and wants. However, most of the decisions by Taos County will be based on the “legal issues” of a project and not just emotionally based because “I don't like it.” I respect your opinions and am glad you're here today and willing to express yourself.

I thank all the members of the board for being here and dedicating their time and energy to our community. I want to emphasize that our board members and the community members have the best interest of the whole community at heart. Whether it be the neighbors or the developers of projects, we strive to balance everyone's needs and rights. Landowners have a right to utilize their land within the rules and regulations that the county has set forth. As board members and community members, we have been asked by the county to assist in the permitting process and the legal aspects of development. Rudy Perea indeed expressed this in his directions

1. Treasurer's Report: David Nielson indicated that the current balance remained at \$1,653.58, with another \$200 to be added shortly.
2. Minutes from the March 5th, 2024 meeting were approved.
3. ALLSUPS – The application has now been submitted to the Planning Department. Since their last visit, they've made a few modifications to respond to some of the concerns raised in previous meetings. Q&A followed: 1. Dark Skies and lighting – they've adjusted to zero light beyond the property line. However, there are still concerns about brightness and bounce (reflected light) and for the homes on West and Pueblo. 2. Walls – they've adjusted to define an entrance but are not likely to do a wall around the perimeter based on employee security concerns. 3. Color – could possibly be different from bright white. 4. Truck Stop – not a truck stop but a fueling stop. This aspect of the project is financially essential, and although they might look at the numbers without diesel, it appears they need diesel for

profitability. 5. EV – still no intention now to include. Gary’s mention of the Ski Valley chargers being always used seemed to raise an eyebrow with Christine. If to include, we requested High-Speed Chargers. 6. Cameras for security. 7. Acequia – Concrete modified to avoid. 8. Open 24/7 for both gas and convenience store – they might reconsider the convenience store 24/7. 9. Traffic Study – they are working with the state, and decisions have not been finalized on ingress, egress, and added lanes. 10. They mentioned that they’ve reviewed the letters sent to the Planning Department from our members.

4. Zoning—Phil reported that the Planning Department is considering redoing the county’s zoning laws. Eugenia wasn’t happy to hear this. Property owners have rights after spending significant time under zoning regulations, making it difficult to willy-nilly change zones.

5. Cannabis—We haven’t heard from Taos Mountain Grown or HDG Properties (Hector Gonzales) since our last meeting.

6. TREV – The County Commissioner’s hearing has not yet been set. Mike mentioned it could be on the 11<sup>th</sup> of June but I’ve subsequently been informed it is unlikely to be on the 11<sup>th</sup>. It is possible for June. Public comments are expected to be heard on the day of the first hearing with a second hearing to follow shortly thereafter.

7. Gavilan Road – John Halley continues to meet with members regarding various options for ingress and egress. In addition, discussions of the Palomas Parkway (a walking trail, no cars) have taken place with members in the area.

8. ByLaws - Tabled

9. Renewal Taos—Colleen Ferguson reported on the 150 Clean-Up, scheduled for Sunday, April 21st. If interested, meet at KTOA at 9:15. Renewal Taos will provide supplies. Jeff will send out the flyer to everyone on the email lists.
  
10. Motions – 1. David presented a motion to standardize our process on projects coming before the board, to have a roll call vote on said projects and to record member votes in the minutes. After discussion, it was decided to revisit this at our next meeting and be redrafted. It was tabled. 2. Cardinal motioned that if any board members meet with county officials outside of official meetings, the non-attending board members should be advised in advance of said meeting. In addition, the results should be written. Discussion followed. This motion was tabled. 3. Cardinal suggested that when the Development Standards Association Board (DSAB) is considering a project, the non-DSAB board members be advised. Discussion followed – there seemed to be agreement this should be adopted on matters other than county administrative residential housing permit applications.
  
11. Kent mentioned that several changes need to be made to the website to correct errors and omissions. John Halley indicated that the current draft of the zoning proposal, which, according to the county, won't be considered, will be removed from the website.
  
12. The next meeting is scheduled for May 7th. We were adjourned at 5:55

