

FINAL DRAFT
Minutes of 2023 Annual Meeting
Upper Las Colonias Neighborhood Association
November 14, 2023 5:30PM
Quail Ridge Tennis Facility and Zoom at Residences

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

Members Present – Martha Grossman, Rob Todd, Jack Jacobs, Gary Vest, Paul Higham, Cardinal Rieger, Gary and Coleen Ferguson, Bill Deboer, Kevin Wood, Henry Hornberger, Gene Imbro, Charlotte Wylie, Dee Murray, June Ramos,

Members On Zoom – Participating either for part or the entire call- Dianne McKenzie, Randy Brooks, Sue Huddy, George Schaub and Lisa's ipad and taost. Apologies if I've left anyone off.

In Kurt absence, Eugenia began the meeting by introducing the members of the board and noting that AnJanette Brush, our County Commissioner, was also in attendance.

1. Treasurer's Report – John Mahoney indicated there was \$3,576 in our account at the start of the year. During the year \$3,000 was deposited and \$5,322 was paid out, mainly in attorney fees. Current balance is \$1,253.58.

2. Minutes from the October Board meeting were approved.

3 AnJanette Brush, our County Commissioner, gave a brief summary of activity and other matters in the county and took questions from those present as well as from those on ZOOM:

County's HR – county wide compensation plan was approved with job descriptions rewritten. Hourly worker study completed which led to wage increases for most county employees. Hiring increased to reduce the gap from full employment.

Detox Center – A building close by the hospital owned by the town was transferred to the county for use as a detox center. Work continues to update the facility. The county will not run the center. Rio Grand Alcoholic Treatment Center will manage. Government grant of \$3 million was received.

Old Ancianos Building – Dreamtree and Heart of Taos will manage as an emergency shelter and the men's shelter will move in to it with other support services to be included.

Short Term Rentals – County is working to develop a policy and hired an outside company for a software program to track rentals. AnJanette was not sure of the numbers but did indicate that only a small percentage of renters pay taxes or are licensed. They are working to develop a fee structure in the policy update with money to be used ideally to hire personnel for enforcement. She indicated STRs won't be banned

but they are not helpful in developing affordable workforce housing. The county will try to take into consideration the transformation of neighborhoods, i.e. too many rentals in one small area.

Taos Housing Partnership – The County and Town are working and funding (\$250,000) it together with a full time employee. Just getting started with home buyer education and possibly in the future, a source for second mortgage funding.

LUR Update – Oh no, not again. Apparently yes with housing sustainability emphasized.

Comprehensive Plan will also be updated.

Recycling- Very little progress. Studying rates to charge for recycling but still not close to reopening Bertha Street. There are 3 sites available where certain items are able to be brought.

4. Year's Activity

Songwriter variance to change lot size was denied

Carport at 31 Santo Domingo variance to leave carport in place was denied

Valero Gas Station on Bostian property at 150/522 was proposed

Enchanted Circle Trails Assn. – presentation re trail along 150

Kit Carson Internet – presentation regarding connecting with significant financial assistance

Short Term Rental Survey – 62 responses, because of time limit, we didn't go into the results

No Objection Letters – garage construction for the Brights at 4 West Road, for Anderson Hund Ranch at 27 Cielo Rd, and for Saunders at 128 Upper Colonias Rd.

For new home construction for Alphonso Vigil at 8 Camino Alphonso and for Gail Kennedy at lot 8 on Cordoniz.

For Casita construction for Jacobs at 19 Nacoma.

For business license for Lowe at 5 Mirlo

4. TREV – The TREV application that was deemed complete by the Taos County Planning Department in February of this year has now been reviewed by government agencies and required submittal updates have been provided in response to government agency comments and requests. These updates involved project clarifications and did not require any material changes to the proposed TREV project. The Planning Department will now be scheduling the first Planning Commission hearing for the TREV project on January 18th, next year. The first County Commissioner's hearing will follow and is tentatively scheduled for February 20th.

After Taos County planning approval, the TREV team will be prepared to commence work for Phase I construction documents, construction permits and infrastructure construction of Phase I's main entrance connection to NM150, street improvements, underground utilities, 1st water tank and the first phase of the waste water treatment plant. Upon county approval, funding is expected to be available for this Phase I work.

Agency reviews provided some interesting and helpful results. The Taos Soil and Water Conservation District responded by awarding its 2023 Conservation Development

Planning Award to the Tarleton Ranch Eco-Village Project, in recognition of the project's "contribution towards low-impact and sustainable development in Taos County".

NMDOT's response included a request to update traffic study with a current year traffic count. John Halley(JH) saw this request as an opportunity to also include some Gavilan Access options, even though the Gavilan access is not a part of TREV and involves a prospect Gavilan access alternatives on neighboring property. At the meeting, JH provided a recap of the Gavilan access planning effort that he volunteered as a ULCNA Board member starting in early 2022. Working with ULCNA members and the Road Committee, this effort fledged out several prospect solutions that were discussed with the Road Committee in October 2022, including the Road Committee's preferred Option III solution that JH was able to get included as Option B in the updated traffic study. John provided and passed around the meeting's audience a copy of the Gavilan options he prepared with community member and Road Committee involvement, including the committee's preferred solution shared on the last page.

6. Road Committee - TREV and ULCNA Gavilan Traffic – Cardinal gave a short summary of the status for Gavilan access. Option B, which is not part of TREV, is the favored plan of the Road Committee. In brief, no public access ingress and egress with TREV into ULC neighborhood. In and out from 150 to Gavilan would be through the 12 acre Tarleton property on 150. Gavilan is expected to be closed at some time in the future. If so, there still may be a south turn onto 150 from the current Gavilan. At this time, nothing is set in stone and TREV is still open to listening and considering neighborhood comment on Option B. Clarification was provided about the Distillery project located just north of Gavilan at NM150, that has been fully permitted for construction with Gavilan Access. Additional clarification was provided that this project's Gavilan access would be permanently cut off and replaced with TREV street access when TREV's Phase I roads are provided and available as a permanent alternative.

7) Election of the Board – The slate of nominees was introduced by Eugenia. All members of the current board, with the exception of John Mahoney i.e.- Jeff Tetenbaum, Kurt Edelbrock, Steve Turner, Eugenia Hauber, Mike Tarleton, John Halley, David Nielson, Phil Caston, John Red Horse, Jonathan Stuart and Kent Kobakoff have agreed to continue on the board. Cardinal Rieger has been added to the slate. The membership voted and the board was then elected by unanimous vote.

8) The next board meeting is scheduled for November 28th, 2023; for the purpose of going over ULCNA DSAB (Development Standards Advisory Board) review of the TREV project, discussion about DSAB findings, board discussion about TREV and board vote about providing a No Objection Letter to the Taos County Planning Department. A December meeting could be called if developments warrant. The election of officers to the board will take place on the 28th.

9) Meeting was adjourned at 7:30PM