

## FINAL DRAFT

### Minutes of the April Board Meeting

#### Upper Las Colonias Neighborhood Association

April 2, 2025, 4:15 PM

#### Quail Ridge Tennis Facility and Zoom at Residences

Board Attendance - Present - Kurt Edelbrock, Eugenia Hauber, Jeff Tetenbaum, Mike Tarleton, John Halley, Kent Kobakoff, and Cardinal Rieger      On ZOOM - John Red Horse, Absent – Steve Turner and David Nielson

Members Present In Person: Susan Huddy - Zoom Host, Kathy Tyree, Norm Roulet, Roger Parrish, Honore Maloney, Linda Fair, Joe Storthz, MaryAnn Morrissey, Sandy and Susy Schwartz and Judy Buck

Members Present On Zoom: Marion Summers, Kathleen Zeiss, Henry Hornberger, Tom Ottinger, June Ramos, Margaret Chipman, ipad, iphone, Steve Vik, Julie R, and 301-717-9317

Others - Hank Saxe and Cynthia Patterson from Ranchos Neighborhood Association and Bradley Boyer

#### Treasurer's Report:

In David's absence, Kent reported the association received a \$1,000 anonymous donation. The balance increased to \$2042.17. Sue Huddy will be reimbursed \$171.90 for costs incurred setting up hosting Zoom.

Minutes From The ULCNA Board Meeting of 3-5-25 were approved

Comprehensive Plan/LUR –

Cynthia and Hank discussed some of the history of the Ranchos Association. It was formed in 2004 and was eventually successful in District Court in preventing a Family Dollar from being built. Although attempted, they were not able to complete an overlay with the county. The purpose of their visit was to indicate their view of the county's goal of eliminating neighborhood associations and to suggest that the associations band together to contest the county's Comprehensive Plan. The Plan seems to suggest county wide zoning with little neighborhood input. The county will receive a \$50,000 grant to partially offset the \$70,000 cost of Consensus Planning if it approves the plan by April 15<sup>th</sup>. Ranchos and Taos Soil and Water have provided detailed comments and maps that reflect corrections to the maps included in the plan. It is unclear whether the Commissioner's vote will be for a Resolution or an Ordinance and whether a resolution can be amended.

John R commented on the plan by noting concerns in four areas  
1-integrating associations into the Land Use Regulations (LURs)  
2-philosophy of the county to go county wide without association input, 3-incorrect uses and definitions that do not match current reg definitions and 4-zoning change from residential to mixed use indicated by a map along 522.

Kurt and Eugenia mentioned "vested rights" that the neighborhood has pursuant to having zoning in place for 20 plus years. Kurt will follow up with Mike Breier on the survey.

#### Jonah Reynolds (Pangea Design Build)

Jonah held a workshop on March 26 and came to the meeting with interim results of the survey that was sent to the membership. He received 27 responses which indicated interest in biking and walking trails, wildlife protection, a café and a market. Paper surveys are available to be picked up at the Quail Ridge. We will send out a second notice with the survey to

hopefully receive additional comments. The first subdivision is being prepared for submission to the Planning Dept.

Development Standards Association Board (DSAB) – John R  
noted three items.

1. A No Objection Letter was submitted to the county for the rebuild of a home at 12 Mirlo by Tony Vinella.
2. Amerigrass – we'd sent a letter with no objection to the county on this, save for one aspect: The entryway, which consists of a new, iron picket-style fence with a 20ft gate, did not comply with the 2003-1, Subzone 1 Performance Criteria vii, which describes them.
3. LUR – We have a deadline of April 14<sup>th</sup> to provide comments to Steve Burstein regarding uses. Uses developed and submitted to the county years ago by the Joint Working Group (JWG) will be revised.

#### Procedures, Channels and Authority

Kent noted three matters where there was confusion about John H's handling of certain meetings with planners with regard to the Comprehensive Plan and the Allsup's gas station. Kent was concerned that John represented ULCNA without proper authority. John indicated that in each instance he specifically stated that he was not representing ULCNA, but his own personal views. County representatives may have mistakenly indicated that John represented ULCNA in those instances. Discussion followed. Cynthia Spray attended a JWG meeting at Kurt's request pursuant to his authority as chair of the committee. At the meeting, Kent chose Eugenia to head the committee going forward.

DSAB vs. JWG – Discussion of the roles of each committee followed. In short, the DSAB is to review applications for

development in ULC to determine if each meets the development standards of the neighborhood and to provide input e.g. No Objection Letters to the county. The JWG was established about twelve years ago by the membership and endorsed by the board in office at the time. Its task was to put our zoning into a matrix and to detail land uses to be allowed in the neighborhood.

Discussion with regard to the functions of each and whether the DSAB should be empowered to do more than specified in the bylaws followed. The JWG is not mentioned in the Bylaws. Board members are split on whether the JWG should continue to exist. All agreed, however, that if it is to continue, it must have proper oversight by the Board and its' authority, autonomy and function must be clearly defined and regulated.

#### - Good Neighbor Letter

Letters were snail mailed and emailed to the membership. The letter asked the recipients to update their information and email addresses. 16 responses have been received, with many remarking favorably. 20 snail letters were returned to sender.

Cardinal and John Halley will work together to upload the letter to the ULCNA Website.

Meeting was adjourned at 7:20PM

Next DSAB meeting is scheduled for May 5<sup>th</sup>

Next Board meeting is scheduled for May 7<sup>th</sup>

Both at 4PM at Quail Ridge

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