

FINAL DRAFT

Minutes of the June 2025 Board Meeting

Upper Las Colonias Neighborhood Association

Wednesday June 6, 2025 4:08PM

Quail Ridge Tennis Facility and Zoom at Residences

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

Members Present In Person: - Kathy Tyree, Martha Grossman, Debra Phillips, Cindy Spray, Norm Roulet, Bradley Boyer, Gary Vest, Charlie Schmidt, Ron Thompson, Rob Todd, Ellen Hamil, Henry Hornberger and Judy Buck

Members Present On Zoom: Sue Huddy- Host - George's ipad, I-PAD, Ken Littlejohn, George, Steven's iphone, Henry, Kay McNair, Cynthia Patterson, Diane, iphone, and Nick.

Others- Jonah Reynolds.

Treasurer's Report:

David reported the association received a \$250 donation. The balance is \$2120.27.

Minutes From The ULCNA Board Meeting of 5-7-25 were approved

Pangea- Jonah noted that there wasn't anything new and that he hoped the purchase of the property would close within the next month. After speaking about the town project (see below) he indicated 10 buyers are ready to go and 50 others are considering. Mostly seniors. They will build at night and try to limit generator sound. The printer is not a sound issue. They are considering using a micro grid as backup for electricity and 2 or 3 wells as backup for water. Homes will be on one acre lots.

He spoke about the town project behind the Youth and Family Center that he is about to start. It will have in total 80 housing units (Pangea will be

constructing 7 of them) at an average cost of about \$190,000. It will be constructed with 3D printing, using concrete (pea gravel, sand, water and cement) rather than just cement. Concrete will be used in the ULCNA project.

#### DSAB

The DSAB submitted comments on the Comprehensive Plan in an April letter to the county. The meeting discussion centered on dates that further communication would be required to be met for both the Comp Plan, which would go to the County Planning Department (June 15<sup>th</sup>) and comments on the LUR to Steve Burstein by June 20<sup>th</sup>. A group of neighborhood associations are putting together additional comments for submission to Consensus Planning prior to the June 15<sup>th</sup> deadline. The neighborhood associations good standing letters are expected to be submitted by June 18<sup>th</sup>. The Commissioner's will vote on the Comp Plan on July 15<sup>th</sup>. The Acequia Assn. is hosting a public forum regarding the proposed Taos County Comprehensive Plan on June 16<sup>th</sup>.

John R noted the shed on Comanche is in violation of setbacks and will be moved. Dalee has indicated they intend to have outdoor concerts. They're aware of the 60db limit in ULCNA. Editorial comment - it is virtually impossible to meet that limit and we expect there will be complaints. County generally does not enforce noise ordinances or limitations.

#### JWG

The JWG distributed comments prepared to send to Steve Burstein on only the LUR land uses. Other board members are asked to review and provide comments so that it can be submitted in time for Burstein to consider for his revised regulations. The Revised LUR is expected to be completed by the end of this year.

Briefly, the 2003 Ordinance did not include specific land uses. In 2012, the county asked ULCNA to change the format to a matrix which listed land uses and specified types of permits. The JWG worked with the county Planning Department over the next 7 years. A ULCNA version was submitted to the county in 2019. Andy Jones prepared a draft in 2020 but Covid put the LUR update on the backburner. Steve Burstein was hired to rewrite the regs in 2024. We finally received a copy of Jones's draft while

working with Burstein. He requested our input with respect to specific land uses.

## EXECUTIVE SESSION

The entire board met to discuss Procedural Issues and Committee Protocol.

## REGULAR MEETING RESUMED

No votes were taken in the Executive Session.

The regular monthly meeting notice which includes the agenda, also includes the following: "Other Business to be Determined (not only from board members - all members may bring up items for discussion - please let me know in advance if you'd like to discuss other items). A motion was made to require specific notification either by email, [ulcnataos@gmail.com](mailto:ulcnataos@gmail.com) or phone (817-456-2421) to the Secretary for any new business to be considered. The motion passed with all in favor.

The meeting was then adjourned at 7:33PM. The next meeting is tentatively scheduled for July 2<sup>nd</sup>. It will be conducted on ZOOM as our regular meeting space is expected to be unavailable. The DSAB will meet via Zoom On Monday, June 30, 2025 at 4:00PM.