

FINAL DRAFT

Minutes of the August 2025 Board Meeting

Upper Las Colonias Neighborhood Association

Wednesday August 6th, 2025 4:20PM

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

Joint Working Group (JWG) Present – John Halley, Jeff Tetenbaum, Eugenia Hauber -Absent -Mike Tarleton, Cindy Spray, Phil Caston, Lynn Jones,

Development Standards Board. (DSAB) Present –John Halley, - DSAB on ZOOM Judy Buck, John Red Horse, Cardinal Rieger - . Absent Henry Hornberger, Cindy Spray

Members Present – Bill and Dee Murray, Andy Vargas, Kathy Tyree, Martha Grossman, Tom Ottinger (guest Linda Healey)

Members on Zoom - Sue Huddy- Host – George Bostian, Steve Vik, Dianne McKenzie, Caroline Hornberger, Marion Summers, nik, Roger Pattison, Bambi Sturbois, Diane Enright, George Schaub, Ken Littlejohn, I-PAD, Nick Salerno.

Treasurer's Report:

In David's absence, Kent reported the balance of \$1,920.28. We incurred a charge from Go Daddy for the website of \$199.99.

Minutes From the ULCNA Board Meeting of 7-2-25 were approved with one dissenting vote by Cardinal

Pangea – Jonah was not present. Kent gave a brief summary of what is known at this time. He and John responded to questions. We have not heard that anything has changed with respect to the project in ULCN, i.e. it is still not closed. In ULC, a summary subdivision application is being filed which is reviewable by the county Planning Department. Our association hasn't taken a position as we've not seen anything that looks like a final plan. We should pay close attention to the roofing on the town project, as roofing is not added by 3D printing. We understand financing is coming

from investors in Oklahoma. Kent will try to arrange a group field trip with Jonah to view the town project.

Comprehensive Plan and Land Use Regulations- The association's comments to the county for both the Plan and the Regulations have been submitted. The Commissioners approved the Plan on July 15th, having taken into consideration comments from county residents. The Plan is a living document, subject to amendment. The JWG and the DSAB will be advocating for certain changes to both the Plan and the Reg's with both Burstein and the county planners. John H will be drafting a list of items to present.

DSAB – John R indicated a fairly quiet month, mentioning three items to consider. First is a renovation of the Villa Fontana building. A second item is a permit for a single family residence located north of Tewa Rd east of Comanche. John also stated that we'd had two requests on the feasibility of building casitas in ULCN Subzone 3 parcels. We informed the owners of these properties that this wasn't allowed in the ULCN Zone, but followed up with suggestions for getting it done in a timely fashion using a combination of lot line adjustments and lot splits. Lastly, he mentioned that the owners of the parcel on Comanche Rd south of Tewa Rd who'd installed the shed in the property setback has plans to move the shed once the building permit for the home they plan to build gets issued. Their building contractor will move the shed as part of their project.

Dalee - The Outdoor concert took place and all went well. No complaints about noise and parking was added across the street at the cannabis facility.

Other Business – The Secretary received from Marion Summers a request to discuss signage in front of Eugenia Hauber's home. Kent noted the bylaws are silent regarding what can be included on a sign and that our zoning only speaks to size and location. He then noted this was a First Amendment issue and that the association is not in a position to determine what is or isn't acceptable. Marion then indicated her view that it is

inappropriate to have signs with curse words (Chinga) on them. She then said that she would put signs up that were not complimentary to the ULCNA. Andy Vargas read a statement in support of the signs on his property and Eugenia noted her property also exhibits a sign for support for people in Gaza and a flag for Ukraine.

Meeting adjourned at 5:35PM – Board meets September 3rd.