FINAL DRAFT

Minutes of the September 2025 Board Meeting

Upper Las Colonias Neighborhood Association

Wednesday September 3rd, 2025 4:07PM

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

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

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

Members Present –Kathy Tyree, Martha Grossman, Linda Fair, Jan Bachman, Gary and Coleen Ferguson, Bonnie Thomas, Deborah Philips and Sandy Edmondson.

Members on Zoom - Sue Huddy- Host – Cardinal Rieger, IPAD, George Bostian, Steve Vik, Diane McKenzie, Marion Summers, George Schaub, Ken Littlejohn, Nick Salerno, Eleanor Walther, Nancy Glasgow, and Lisa Schwab.

<u>Treasurer's Report:</u>
In David's absence, Kent reported the balance of $1,920.28. No change from last month.

<u>Minutes From the ULCNA Board Meeting of 8-6-25 were approved.</u>

<u>Pangea</u> – Jonah was not present due to family illness. Kent gave a brief summary of what is known at this time. 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. 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 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 Regs with both Burstein and the county planners. John H reintroduced a memo that had been sent to the Planning Department and other authorities. It was suggested that a few members of the JWG together with Kent attempt to meet with the county Planning /Department.
John H commented that the first draft of the LUR should be available for review in late September or October. Our responses on both the Plan and the LUR were provided to the county but we do not know if the county actually provided copies to the other authorities who will rule on these issues. John R and Kurt will pursue getting with Mike Breier on preparing a survey.

JWG At the suggestion of David at a previous meeting, the JWG prepared a draft of a charter for the committee. The draft includes a history of the committee, its powers and responsibilities, among other details. We will include this matter on the October agenda.

DSAB – John R indicated a fairly quiet month, mentioning two 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. Kurt asked that the DSAB contact the Planning Dept for the original approved permit application for the Ace "Complex". His specific concern was a second vehicle access way from NM 150 that he recalled should only be used as an emergency exit but appears now to be a regular entrance/exit. Lastly, another question arose about the lack of a stucco wall separating the development from 150 as required in Subzone 1 Performance Criterion vii.

Nominating Committee and November Meeting and Board Election

Previous elections were discussed. A motion passed to form the Nominating Committee which will include Jeff Tetenbaum, Jan Bachman and Deborah Philips. A second motion passed to have the Secretary email the membership to see who might want to serve on the board for the next year. The number of members to serve on the board will be discussed at the October meeting with the goal of having an uneven number of members. Next meeting will also set election parameters.

Other Business –

ACE: Kent mentioned they had a soft opening and that it may open in two weeks.

Meeting adjourned at 5:30PM – Board meets October 8th