

## FINAL DRAFT

### Minutes of the October 2025 Board Meeting

#### Upper Las Colonias Neighborhood Association

Wednesday October 8<sup>th</sup>, 2025 4:19PM

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

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

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

Members Present – Martha Grossman, Rob Todd, Lynn Jones, Charlie Schmidt, David Buck and Gary Vest.

Members on Zoom - Sue Huddy- Host – IPAD, George Bostian, Diane McKenzie, Marion Summers, George Schaub, Tanya Urick, Cynthia Huffman, Jayson Wylie, Caroline Hornberger, and Kay McNair.

Announcements – Kent noted the Arroyo Seco Tree Planting at the Community Center on October 11. Kurt noted the CAV Radiothon on October 9.

#### Treasurer's Report:

David on Zoom reported the balance of \$1,447.75 He reported no change but the September balance was \$1920.28. David subsequently clarified that \$472.53 was charged by GoDaddy for the annual domain renewal.

Minutes From the ULCNA Board Meeting of 9-3-25 were approved.

Pangea – Jonah was not present. 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. Kent noted an article in the Taos News regarding the 3D construction in the town.

Comprehensive Plan and Land Use Regulations- The association's comments to the county for both the Plan and the Regulations have been submitted. We are not certain our comments have been communicated to the consultants. 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 R and Kurt will work together to develop questions to be provided to Mike Breier for a neighborhood survey on the plan and regs.

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. A few changes to the document were suggested and a second draft will be included on the agenda at a subsequent meeting. Comments for the redraft are to be forwarded to Jeff. Discussion followed on possible inclusion of the JWG Charter in revised bylaws. David opposed said inclusion. David also suggested, with Cardinal's concurrence, the JWG could be folded into the DSAB. Kent suggested the board approve members on the JWG.

DSAB –Kent read the bylaws section on the DSAB. Discussion followed on the new ACE. Kurt noted the second access which was not in the original plan other than for emergency use. In addition, rumor has it that the drive through coffee shop will be a bistro instead and that the space for a restaurant will be for a fine dining establishment. Lastly, the lack of a stucco wall separating the development from 150 as required in Subzone 1 Performance Criterion vii. was noted. It may cost \$280 to get a copy of the Major Use Development Permit Application for the ACE complex. John R had reported that the County Clerk didn't have this document in scanned format and required a IPRA request.

Other Items – Dalee – Ricky apologized for the loud music that generated a complaint at a recent concert. Peter Troy's shed was red tagged but remains. John R will follow up with Andy Jones about the status of the red tag that's been issued for the shed on Comanche Rd.

Workshops for neighborhood zoning were mentioned. Plans haven't been set. Jeff will send an email to indicate an opening on the DSAB to see if the membership of the committee can be increased.

Allsup – The company has given up, withdrawing their appeal with prejudice. The Taos News provided a comprehensive summary of the matter. Marion, on Zoom, indicated a couple of factual matters that were misstated in the article.

#### Nominating Committee and November Meeting and Board Election

Cindy Spray was the only non-board member to express interest in joining the board. The committee reviewed her background and agreed to her nomination. The slate for the November annual meeting will include 11 members, all current board members plus Cindy. It was decided not to reduce the size of the board at this time.

Annual Meeting set for November 5<sup>th</sup>. 5:30 social half hour, meeting at 6PM. Next board meeting will likely be on December 3<sup>RD</sup>. Next DSAB meeting is scheduled for November 3<sup>RD</sup> 4PM location TBD.

Meeting adjourned at 6:30PM