

FINAL DRAFT

Minutes of the 2025 Annual Meeting

Upper Las Colonias Neighborhood Association

Wednesday November 5th, 2025 6:02PM

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

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

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

Members Present – Martha Grossman, David Buck, Honore Maloney, Linda Fair, Henry Hornberger, Ann Tarleton, Gary and Colleen Ferguson, Diane Enright and Gary Vest.

Members on Zoom - Sue Huddy- Host – IPAD, George Bostian, Marion Summers, Lisa Contarino, Ken Littlejohn, Edith Tapia, Ruth Rosenstein, Samsung SM-S921U, Sharon Hobbs, and Vibeke Wilberg.

Jonah Reynolds was also present.

Treasurer's Report:

In David's absence, Kent reported the balance of \$1,418.83 He reported a charge of \$23.19 for Go Daddy and \$5.73 Bank Charge.

Minutes From the ULCNA Board Meeting of October were approved with a 9 to 1 vote.

Pangea – Jonah gave a brief summary indicating the transaction was still in process, no change from previous reporting. He then went into more detail in response to questions. He noted he's worked with county planning to insure regulations have been met, that he's had community meetings and

that he hopes to be able to present the plan at the next or following board meeting of the association. The traffic circle will be required by the state and he spoke about using berms in the landscaping.

He mentioned the 7 units in the town include four at 1,000 sq ft (\$190,000) and three at 900 sq. ft. Deed restrictions will be set up. Owners will have to have lived here 5 years or worked here 3 years to be eligible. 96 have applied, most being single mothers with kids. Income levels will be considered.

Kent noted that AnJanette was unable to attend our meeting and that Dennis Coca (ACE) was invited to attend but did not respond. He mentioned about the scam, using emails to try extract dollars from the membership and also that Sue Huddy had taken over the Zoom hosting from Dianne McKenzie.

Summaries

Kent summarized 1. Allsup's transaction with thanks to Lawrence Baker's efforts and Susan Baker's counsel. 2. The Good Neighbor letter, drafted by Cardinal and Jan Bachman 3. The various Cannabis activity with Taos Mountain Grown, Amerigrass and Norm Roulet and 4. The 1st Amendment issue with the sign and complaints about it at Eugenia's home.

DSAB John R summarized activity this past year Projects 1. Amerigrass, 2. Dalee concert, 3. 12 Mirlo Tony Vanelli, 4. Villa Fontana restoration, 5. Harrison Holthouse Lot 10A, 6. 22 Comanche shed and permit and 7. a new matter at 120 Upper Colonias Rd. He noted the committee is one member short and that Debra Philips is a possible addition.

He also noted contact with the county on rezoning, working with the JWG on commenting on the Comprehensive Plan, discussions with Jonah on Pangea, and addressing ACE issues with the second entrance and finding original documentation.

JWG In Eugenia's absence, Kurt gave a brief summary. He noted the group has 8 members, 5 of whom are on the board. He noted the work on the Comprehensive Plan and the comments provided to the county and the drafting company. He mentioned the work on the LUR's and comments provided to the county and to Burstein. Finally, suggested that the group

may try to get more community involvement in the issues that confront the neighborhood by having workshops similar to those that took place with zoning issues in the teens.

Election. Pursuant to the by-laws, the annual election of the board was held. The slate consisted of the current 10 board members and Cynthia Spray. Vote was taken with 20 in favor and 2 opposed to the slate.

In the coming year, our Bylaws will be reviewed and changes may be made with respect to the number of members serving on the board.

With no further business, the meeting was adjourned at 7:22. Next board meeting is scheduled for Tuesday December 2nd. DSAB will meet on the 8th.

Meeting to elect officers was held directly after adjournment. Officers elected were President – Kent Kobakoff, VP- Eugenia Hauber, Secretary- Jeff Tetenbaum and Treasurer- David Nielson.