

**Upper Las Colonias Neighborhood Association (ULCNA) Board Meeting Minutes
Tuesday, February 3, 2026, 4:00PM
Quail Ridge Meeting Room (4 Pages)**

Attendance:

Board Members Present: David Nielson, Cindy Spray, Cardinal Rieger, Kent Kobakoff, Steve Turner, John Red-Horse, Kurt Edelbrock, John Halley, Mike Tarleton, and Jeff Tetenbaum on Zoom

Board Member Not Present: Eugenia Hauber

Members Present In Person: Susan Huddy (Zoom host - THANK YOU!), Kathy Tyree, Gary Vest, Debra Phillips (also a DSAB Member), Charlie Schmidt, and Mike Breier

Members Present On Zoom: Kenneth Littlejohn, Marion Summers, Lisa Schwab, Caroline Hornberger, Roger Pattison, Tom Ottinger, Diane McKenzie, Joe Storthz, and George Bostian

Guest Present: Jonah Reynolds

DSAB – Development Standards Advisory Board

LUR – Land Use Regulations (current in Taos County)

UDC – Unified Development Code (DRAFT--currently being proposed by Taos County)

JWG – Joint Working Group

Call To Order And Announcements From Kent:

Kent called the meeting to order at 4:10PM, and thanked Cardinal for taking the minutes for the meeting in Jeff's absence.

Introductions:

All board members introduced themselves, and Kent asked our Zoom host to share who was attending via Zoom.

Treasurer's Report:

David reported that the balance in the bank account is \$2607.37, and that two board members donated \$100.00 each to the ULCNA in the last month. David also shared that we are charged a fee each month of \$5.73 if our account goes below \$1500,00. This is even for one day in a month. Discussion about why a neighborhood association is paying a monthly fee ensued. Several board members shared that the ULCNA is not a 501(c)3 therefore we do not qualify to have the monthly fee waived by our bank. All board members approved the Treasurer's Report.

Approval Of Minutes From The ULCNA Board Meeting On 1-6-26:

With a unanimous vote of all board members present the minutes for the January 6, 2026 ULCNA Meeting were approved with the following change:

The sentence under JWG that reads: "The motion on the future of the JWG was passed with 7 votes" will be changed to: "The motion to table the draft JWG Charter passed with 7 votes".

Pangea Update - Jonah Reynolds (Pangea Design Build)

Jonah shared that he is in the process of purchasing 1 acre (Lot 2C) from a Tarleton family member. The location of this lot is not in the flood plain and is near the large green gate that is off Gavilan Road. Gavilan Road turns north and onto the old Buggy Road right before the horseshoe where Gavilan turns south into Upper Las Colonias Road. Construction vehicles will use Valencia Road, and permanent access to this property and future properties will be from a road that will be built off the old Buggy Road. Access will be from Gavilan or Valencia Road and internal roads to the north that have not been constructed yet. Jonah reported that he is waiting for addressing from Taos County on that acre that he is purchasing before he can start to build a planned 1350 square foot Earthship style home for a private owner (Patty and Tyler Hannigan). The home will not be built with tires, but rather Insulated Concrete Forms (ICF) Block or a 3D printer. It was noted by John R. and Cardinal that the DSAB for the ULCNA has seen the preliminary drawings of the home and did not have concerns.

Other Highlights Of Jonah's Update: Some of these updates are based on a survey conducted earlier by Pangea on the needs and wishes of the ULCNA membership.

- He shared the concept of micro gridding with the proposed future development.
- Permaculture planning with trees.
- Bee hives to be ordered soon.
- A future business that will serve pastries, breakfast burritos, etc. will be working out of a shipping container near Lot 2C, but the exact location is uncertain at this time. This will be managed by the family who will purchase the new Earthship home from Pangea. They are a 3-star chef and a micro-grower.

David requested that the survey results from Pangea's survey be distributed again. Kent shared the idea of a visit to Chamis Verde to see the ICF Block 3D Printer styles.

DSAB Update:

John R., the DSAB Chairperson, reported the following:

- Expanded on the first home that is referenced above as part of Pangea in that we need a legal description before the DSAB can issue a no objection letter for 2C. Andy Jones with Taos County Planning and Zoning has been consulted, but no definitive answer yet. Jonah is working on address verification and legal description.
- Kurt asked if the architectural standards for 2C are within the ULCNA guidelines. John R. replied, yes.
- A special DSAB Work Session took place on Tuesday, January 20 for the purpose of developing a user-friendly website document with links for those who wish to build within the ULCN.
- The DSAB spent the Monday, February 2 meeting discussing the draft Zoning and ULCNA Satisfaction Survey.

Zoning Survey Draft Discussion

- The proposed draft UDC is out, but not public as of this meeting. John H. stated that it will be available to public soon.
- The board reviewed the draft survey that will only be distributed to the ULCNA members.
- David shared his thoughts on the survey and the three additional survey questions he believes are important to the process.
- Mike Breier spoke about his professional background as a market surveyor. He discussed how he could build, design, and launch a survey. An objective/nonbiased survey is important to Mike. B. He shared the following:
 - ✓ Need 1 to 2 objective sentences about the survey—something like “We need information from the ULCN community so we can influence the county on the proposed UDC.”
 - ✓ 4-5 questions maximum on the survey—brevity.
 - ✓ Needs to be an online survey with name and contact information so no duplicate surveys.
 - ✓ What do you want to do with the information from the survey?
 - ✓ Net promoter score discussed.
 - ✓ Needs to be objective not subjective.
 - ✓ How will the ULCNA use the data from the survey?
- Discussion and questions from the board ensued—many opinions from the board and the members shared on constructing a survey.
- Cardinal motioned that John R., David, Mike B., Mike T., John H., and Kurt become the Survey Committee. David seconded the motion. The motion passed unanimously. Mike B. and the committee members agreed to begin planning a meeting immediately.

JWG Motion – Cynthia Spray

- Kent shared that the DSAB and the JWG overlap and both need to be well versed on zoning. The JWG is focused on zoning changes, and how it reflects in our neighborhood.
- Cindy read her motion based on a formal meeting the JWG had on Friday January 9, 2026. David seconded the motion. The motion is below in *italics*:

JWG: Motion; 2.3.2026

As the JWG committee exists, they will comply with the following agreements:

- 1) That the Chair (or their representative) of the JWG committee will provide notice (date/time/place) to the ULCNA Board of their meetings in advance of the meeting time; no later than twenty-four (24) hours before the time the JWG committee members are in agreement to meet. *The only caveat to this would be: The Board recognizes that small, individual discussions may need to take place to work on ‘tasks’ that will be then presented to the Board. As those ‘tasks’ are completed, a full JWG committee meeting will be organized to prepare for a Board presentation.*
- 2) That JWG committee meetings will have a written agenda, to be sent to the Board, along with the aforementioned notice of meeting made to the ULCNA Board.*

3) That the JWG committee will take and submit minutes of any and all meetings to the ULCNA Board, and they agree that these minutes may be posted on the ULCNA website, for a period to be determined by the ULCNA Board.

4) That any ULCNA Board Member may attend any meeting of the JWG committee. (*A decision about whether any ULCNA Member may attend JWG committee meetings will be made at a future ULCNA Board Meeting.)

5) That the Chairs of both the JWG and DSAB will meet at a minimum of once per month, and that the JWG and DSAB full committees meet at least once every three (3) months.

- Kurt clarified the tasks and the meetings of the JWG--what constitutes a meeting and what constitutes a work session.
- John R. clarified how the DSAB functions—emails to the board when the DSAB meets and when it hosts a work session.
- Discussion about the motion ensued:
 - ✓ John H. and Kurt did not agree with the parameters of the motion.
 - ✓ David expressed the need to address the greater organizational issues.
 - ✓ Cardinal asked Kurt how many meetings the JWG has had in the last 34 days. Kurt replied none.
- David motioned to table the motion. Several board members seconded it. Cardinal and Cindy voted against (no) tabling, Jeff abstained via phone with Kurt because of technology issues on Zoom, and an inability to follow the discussion. All other board members voted in favor (yes) to table. Kurt held Eugenia's proxy vote.

Other Business – Kent shared that according to the ULCNA Bylaws when a board member misses three consecutive meetings, he or she is automatically no longer a board member unless the board votes to reinstate that board member. It was shared that Eugenia has missed four consecutive meetings due to illness. Kent motioned, and Cindy and David seconded to reinstate Eugenia as a board member. The board unanimously voted to reinstate Eugenia.

Adjournment And Next Meeting

Kurt motioned and John H. seconded to adjourn. The meeting adjourned at 6:05 PM.

The ULCNA Board moved into Executive Session to discuss the next steps for the proposed UDC that will replace the current LUR.

- The Survey Committee will meet soon—TBD.
- The next DSAB Meeting is at 4:00PM on Monday, March 2 in the Quail Ridge Meeting Room.
- The next ULCNA Meeting is at 4:00PM on Tuesday, March 3 in the Quail Ridge Meeting Room.

*****Minutes submitted by Cardinal S. Rieger, acting secretary, for this meeting.**