

FINAL DRAFT

Minutes of the March 2026 Board Meeting

Upper Las Colonias Neighborhood Association

Tuesday, March 3rd, 2025 4:04PM

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

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

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

Members Present – Kathy Tyree, Debra Phillips, Jan Bachman, Charlie Schmitt, Martha Grossman, Rob Todd, Ron Thompson, Patty and Ty Hannigan, Linda Fair, and Judy Buck.

Jonah Reynolds was also present.

Members on Zoom - Sue Huddy- Host – Caroline Hornberger, George Schaub and Nancy Glasgow, Ken Littlejohn, Marion Summers, George Bostian, David Danielson and Dianne McKenzie.

Treasurer's Report:

David stated that the account balance was \$ 2,607.37.

Dianne McKenzie, our webmaster, indicated that she had been paying for the website calendar for several years and requested reimbursement.

There was no objection to reimbursement for two years at \$99 per. A motion was made to reimburse for two additional years, once Dianne provided receipts. Motion passed.

Minutes from the ULCNA February 3rd meeting were approved.

Survey Committee

The committee met twice. Mike Breier was less than pleased with what had been presented. He indicated that it was too long and needed a

different initial focus. He believes the first survey should gather data on “what is important” to the responders. Once determined, a second survey would be sent to get more detailed information.

Pangea – Jonah indicated the project is under contract. Patty and Ty Hannigan have purchased the first lot which is located close to and somewhat south of the gate off Gavilan. This property will use Insulated ‘Concrete Forms (ICF) rather than the 3D printing machine being used for the downtown project. Other homes are expected to use 3D printing. The first Subdivision Application has been filed. The permit is expected to be received within three weeks. Construction vehicles will not use Gavilan and will enter the property from Valencia Road. A road parallel to Gavilan will be developed. Jonah indicated that trees and beehives will be introduced on the property. Pangea is working with the county and state environmental agencies regarding the sale of food out of coolers. They expect to sell packaged products and coffee prepared off-site. Smoothies too. A field trip with Jonah to the Chamisa Vista project in town is tentatively scheduled sometime in the week of March 23rd. The repaired printer is expected to be printing next week.

Comprehensive Plan and Land Use Regulations-

Kent indicated we could not discuss a draft received by the board. It is expected to be made public in revised draft form in April.

JWG - Kent briefly described the operations of both the DSAB and the JWG. Cyndy Spray’s motion that had been tabled at the February meeting was withdrawn by her.

DSAB – John R briefly mentioned the meeting John H organized and had with Steve Burstein and the County Planning Department. Most board members were on Zoom. Most thought it was effective in understanding where the county was coming from and gave us a path to provide commentary. John R gave an example of a commercial property that would presently require an SUP but, under the draft, would only need administrative approval.

DSAB Other Items –25 Nacoma permit is on hold. Shed on Comanche has been red tagged. Tony Vinella is expected to begin construction on his second lot on Mirlo and is straightening up. Larry Espinosa, county compliance officer, has been contacted about these matters. Judy Buck attended a county realtors meeting and brought to the attendees' attention that homeowners aren't being made aware of zoning when contemplating purchasing property. John R suggested holding a special meeting to prepare checklists of requirements for purchasers in ULCNA.

Executive Session – Set for March 9th from Noon to 2PM, subsequently changed to start at 11AM.

Next Meeting – April 7th. DSAB to look into Speed Bumps on Del Norte and whether they are permitted on dirt roads.

New Business – Cardinal made a motion to disband the JWG. Discussion ensued. Kent and Kurt were both concerned with communication. Kent referred to the letter that four members sent to the county. Kurt then mentioned the letter that John R sent to the condo owners without sharing it with the board. Kurt read a statement outlining the JWG's past work and its intentions regarding the UDC. John H spoke of the lack of experience of those wanting the JWG disbanded compared to those on the JWG. Mike noted that the JWG members had lived in the neighborhood much longer than those who favored disbanding it. He also noted his background in construction and engineering. Eventually, Jeff asked, "Why now?" when the work had already been partially completed, and the county was looking for a response in two weeks. David picked up on that and suggested adding additional time, changing "immediately" to May 1st. Also added was the note of an Executive Session on March 9th. --Cardinal stated during discussion that she is not anti-development. The motion that was finally presented by Cardinal follows: "I move that effective May 1, 2026, the Joint Working Group (JWG) is disbanded. All work, communication, and coordination with the county, on the proposed Unified Development Code (UDC) and any other zoning issues, will be assumed by the Development Standards Advisory Board (DSAB), coordinated by the Chair, John Redhorse or his assignee(s). The Upper Las Colonias Neighborhood Association (ULCNA) president will notify necessary county representatives. The ULCNA Board will meet in Executive Session on

Monday, March 9, 2026 at 11:00AM in the Quail Ridge Meeting Room.” After further discussion, a vote was called, and the motion passed 6-5. The six votes for were from Cardinal, Steve, John R, David, Kent and Cindy. The five opposed were from Kurt, Eugenia via proxy, Mike, John H and Jeff.

Other comments – Martha spoke of the divide on the board and how sad that was for the neighborhood, noting it has become like the country’s divide. George Bostian spoke of board members who do not work for the benefit of the landowners, but only for themselves. He also thought it might be better if the neighborhood were resized.

Meeting adjourned at 5:55. The next meeting is scheduled for April 7th.

The letter Kurt read during the motion on the disbanding of the JWG discussion follows:

Upper Las Colonias Neighborhood Joint Working Group (ULCN-JWG)

3/3/26 Statement

The Upper Las Colonias Neighborhood Joint Working Group has been serving our Upper Las Colonias Neighborhood community for 12+ years as the designated neighborhood committee working directly with the Taos County Planning Department for all Zoning, Land Use Regulation and related policy matters effecting ULCN. Originally created as a neighborhood committee, JWG has worked on many projects for more than a decade with the full support of all previous ULCNA Boards, that all recognized JWG as an important ULCNA committee. JWG now continues its longstanding mission and purpose of providing important service to our community by proactively working on a time sensitive review and analysis of Taos County's new Unified Development Code (UDC), with an intention of providing a solid basis for our community's UDC response that Taos County would like to receive this month.

Why JWG?

- JWG's Working Relationship with Taos County: Over the course of many years, JWG has developed a very good working relationship with Taos County and earned their respect, while looking out for our neighborhood's interests and vested rights for a wide variety of Land Use Regulation and policy matters and projects.
- ULCNA's Original Zoning: A few of JWG's longstanding members have been involved with our community's zoning and land use regulations for more than 20 years, including important involvement with our original 2003-1 and 2003-7 land use regulations. Building on this experience, JWG has effectively been involved with several Land Use Regulation (LUR) ordinance updates since, including 2005-8 Subdivision Ordinance, the current 2018-2 Land Use Regulations and others.
- ULCN Rezone Application: When Taos County approached ULCNA about updating our neighborhood's existing LURs, JWG represented our neighborhood for sequential Rezone application efforts. The rezone application process came to an end when Taos County decided to provide a new county wide Land Use Regulation solution that will include our neighborhood's zoning and LURs within a single new Unified Development Code (UDC) solution.
- 2024/2025 Comprehensive Plan: JWG provided Comprehensive Plan evaluation and report, that ULCNA submitted to Taos County with Board majority approval and signed by ULCNA's President.
- 2025/2026 UDC Involvement: JWG started working on the new UDC solution soon after it was introduced by Taos County and Steve Burstein, working with introductory UDC documents they provided in January 2025. JWG created and provided an initial evaluation and report with UDC suggestions ("ULCNA Recommendations and Requests for Taos County's new LUR Update"), that ULCNA submitted to Taos County with Board majority approval and signed by ULCNA's President in July 2025. And in February of this year, JWG organized a necessary meeting with Taos County and Steve Burstein where they provided important information that our community needs for its full UDC review and response.

Moving forward, our ULCN-JWG committee will continue to exist and provide important support and service to our Upper Las Colonias Neighborhood and will also continue attempting to do so for its Association and Board. For the UDC project:

- JWG will continue it's time sensitive UDC review/analysis and will provide a report of its findings by about the middle of this month (March).
- JWG will continue its mission to keep ULCNA involved, informed and updated about JWG's progress and will continue to offer assistance and suggestions for ULCNA UDC efforts.
- JWG will soon launch a new UDC introduction opportunity for our community, with workshops/ meetings to be held at the tennis club meeting room. This can start right away with information provided in ULCNA's July 2025 submittal and the handouts Taos County provided about a year ago. Community involvement with the DRAFT UDC will also be included as soon as the public UDC version is released (expected later this month).

The Upper Las Colonias Neighborhood Joint Working Group looks forward to helping our community manifest appropriate inclusion of our zoning and land use regulations within Taos County's new UDC, in a manner that responsibly looks out for and protects our community's vested rights and interests.