

FINAL DRAFT

Minutes of the April 2026 Board Meeting
Upper Las Colonias Neighborhood Association
Tuesday, April 7, 2026, 4:07 PM

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

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

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

Members Present - Gary Vest, Gary Ferguson, Dennis and Kathy Tyree, Marion Summers, John Summers, and George Bostian,

Also Present - Rachel Romero, Taos County Planning Director, Jonah Reynolds of Pangea and Tyler Kollinbreich from Stagecoach Hills Neighborhood Association. (SHNA).

ZOOM - We were unable to provide ZOOM for this meeting.

Treasurer's Report - David reported a balance of \$2,207.37. He provided a \$400 check to Dianne McKenzie to reimburse her for the costs she incurred related to our website.

Minutes of March Meeting - Approved. One Dissent

Survey - Not much has changed from our last meeting. However, since the April meeting, the board has approved the latest iteration of the survey arrived at by the survey committee and Mike Breyer. However, there were last-minute changes suggested. The board's approval of the survey is as is, or with the modifications. Therefore, it falls to the survey committee to decide whether to make the changes and finish the job.

Pangea - Jonah gave a brief update. He noted that ground is expected to be broken next week on the first lot. He also briefly mentioned that the town's houses are being built with 3D printing. He also offered to lead tours of that project.

Rachel Romero - She was limited in what she could provide due to the delay in releasing the public draft of the Unified Development Code (UDC). She said the draft might be released as early as Friday, but it is likely to be released next week. The county plans to widely disseminate the plan and will place fliers at various locations. Nevertheless, she provided a brief summary of what the Code is intended to accomplish and then took questions for more than an hour. Some specific items of note: they intend to clean up the language in current documents. They'll use Mixed Use Zones instead of Commercial. Mixed-use zones will be used on highways, but not along the entire length of a particular road. She said that in some areas they'd like a 40-foot height, but not here. They won't regulate sound because they don't have staff to enforce any rules. She initially indicated that the commissioners and counsel are in favor of a single set of rules for the entire county, without neighborhood differences or conditions. They are engaging legal counsel. She then said that Planning is

working to see if current neighborhood zones can be accommodated in the Code. She has met with ULCNA, JWG, Stagecoach, and others to discuss including aspects of current zoning in the Code. She made it clear that ULCNA can provide its comments and other residents (volunteers) are free to do so as well. She noted that the Code might be able to accommodate changes either in the body of the Code, in an Appendix or as a PUD. She noted a number of times that the county is willing to listen to residents and is not approaching this effort with "an iron fist". Legacy zones might be possible, but she hopes that compromises can reduce the number of contentious issues. Rachel mentioned that in ag zones, there will be no limits on the number of animals. Ultimately, she indicated that the county is trying to get ahead of oncoming development, with uniform rules throughout, which will enable and drive economic growth.

There was some discussion about Maps. The county-wide map that is contemplated has been delayed. Rachel said the county wants to hear from residents across various areas before making a final decision on the zones. Residents will be able to review the map and provide comments. Rachel indicated unequivocally that the signed, filed map of the neighborhood is the official map recognized by the county. However, Mike contends that it is not a valid map. The Code draft will precede the map.

Tyler noted that the SHNA has told the county they want a legacy zone, no zoning changes, and self-determination, which appears to be in conflict with the county's plan. Rachel just seemed to come up with the idea of combining ULCNA and Stagecoach into a single legacy zone to avoid adding too much to the code.

Marion Summers reiterated her desire to exclude commercial properties from neighborhood associations.

Other matters discussed - 1-Changed Plans -The county wants developers to come to the county with their plans before bringing them to the neighborhoods. The county would then send it to the neighborhood, and then the neighborhood can comment to the county. Stagecoach handles their plans so that when they are returned to the county, any changes by the developers are noted.

Proxy Voting -Kent made a motion to codify the proxy voting procedures that have been established in practice. Namely, that a board member can give his or her proxy to another board member by sending an email to the entire board. The proxy would be valid for only one meeting. John R. referenced a section of the bylaws that does discuss proxy voting procedures. Kurt moved to table the motion to allow time for further research of the bylaws. The motion to table was approved.

No other issues.

Next Board Meeting is scheduled for Tuesday, May 5th, 2026. The next DSAB meeting is on Monday, the 4th.