

FINAL DRAFT

Minutes of the May 2026 Board Meeting  
Upper Las Colonias Neighborhood Association  
Tuesday, May 12th, 2026, 4:05 PM

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

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

Members Present - Sue Huddy, Kathy Tyree, George Bostian, Linda Fair, Lynn Jones, Rick Edelman, Jack Jacobs, Debra Phillips, Jonah Reynolds and Judy Buck.

ZOOM - Host Sue Huddy - Sharon Hobbs, Caroline Hornberger, Ken Littlejohn, Dianne McKenzie, George Schaub, Charlie Schmidt and 8307

Treasurer's Report - David indicated the balance in the account was \$2,207.37, no change from last month. A charge of \$171.90 for Zoom use is expected. The motion to pay it includes our gratitude to Sue for handling the host chores at our meetings.

April Minutes - Jeff noted two changes requested by Marion. "Businesses" will be changed to "Commercial Properties," and that she "seemed pleased with the direction the county is taking" will be removed. Minutes were approved with one no vote.

Unified Development Code - Survey - Discussion of various aspects of the Code. Jack Jacobs is on the Taos County Acequia Board and a member of ULCNA. He offered that his board was not consulted in advance of the draft. His major concern is that the acequias need protection and that the acequia board, not the county, makes the decisions with respect thereto. . He believes the UDC will not be finalized until 3 or 4 years from now, rather than October of this year, which is the county's goal. Additional discussion on violations of acequia regulations and the inability of the county to enforce the rules as a result of a lack of staff. Rick Edelman also commented on the county's lack of oversight. Jack will check with the Acequia board to see if their comments can be shared with the association's board.

Rick suggested that the association get ahead of any subsequent draft by taking the uses provided by the draft and reviewing and amending them to include what the association's lists provide. He was unaware that this is exactly what the DSAB and the independent group (committee) have been working on since the draft was released. He is concerned about the subdivision rules regarding fire-prevention water requirements. He was also concerned about family transfers and the length of time before changes can be made. Rick said the county is trying to eliminate most of the SUP's currently required. He suggested the association ask the commercial property owners what they would like to do with their properties. He also spoke of the high cost of building now and praised Dennis Coca for how he handled the construction of the Ace Hardware store. Rick also thought the Ranchos Heritage Designation area would eventually become a recognized neighborhood association.

John Red-Horse. spoke of the July 2025 letter that the association sent to the county. The letter provided land uses based on the work that dates back to 2018-19 Rezone on the Land Use Regulations. John also mentioned the importance of the Vision Statement included in the 2003 Ordinance and that compatibility must still be considered.

The Rezone application on the website will be removed and replaced with the July 2025 letter. John Halley will resend the letter to all board members. All members supported the motion.

There was further discussion of the UDC's order of considering developments. The county will be the first recipient and will delay sending to the associations until the application is complete. Stagecoach has been handling developments in this manner.

John R noted that the "if needed" space for the associations in the draft had been removed, indicating the draft appears willing to accept the neighborhood's input. He spoke of setting up a new committee to develop the association's comments on the UDC. A motion was made and ultimately tabled. There was a discussion of membership on the committee, but no agreement was reached. Kurt noted that the independent group had completed about 75% of its preparations. The said group will be providing its finished product to the county Planning Department. It is assumed the Association will also prepare comments to the county.

George Bostian stated the goal of the Allsup's gas station was for the northern part of the county, not specific to ULCNA. He said he didn't care

that Allsup's pulled out. Kent offered that the association didn't file the lawsuit and only appealed to have the issue reach the County Commissioners—a discussion followed the neighborhood's decision years ago to contest a warehouse on the property. Apparently, the DSAB suggested a 175-foot wall, which George said would have cost more than the warehouse. George never wanted to be in the association. Lynn clarified that the county, not the association, included his property.

Survey Update - Being reviewed currently. We had 80 responses with 40 complete. David suggested an Executive summary, which everyone thought was a good idea. Then John R suggested rerunning the survey, which no one thought was a good idea. David also suggested we send the results to Cyndi's group of neighborhoods.

Neighborhood Project - Cyndi has been involved in calls and 4 Zoom meetings, getting various neighborhoods aware of what's going on with the UDC. She attended the Ranchos de Taos meeting with many others, including Rachel Romero and two or three County Commissioners. They are setting up meetings in the neighborhoods – teach-ins - hopefully in 10 or 11 of the 44 neighborhoods in the county's list. Cyndi noted that Amy Cordova was drafting a logo for marketing in the neighborhoods. It was also suggested that Rachel get out into the neighborhoods.

Proxy Votes - Motion was made that, for a proxy to be effective, a notice must be emailed to all board members, and that the proxy would apply to all matters at that one meeting and no others. The vote was 6 in favor and 1 opposed.

The next meeting will be on June 2nd. Kent will see if Anjanette Brush can attend, as well as a Dark Sky presentation from a local group. DSAB will meet June 1st. This meeting was adjourned at 7:09PM