

FINAL DRAFT

Minutes of the August 2026 Board Meeting
Upper Las Colonias Neighborhood Association
Tuesday, August 4th, 2026, 4:00 PM

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

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

Members Present - Sue Huddy, Debra Phillips, Martha Grossman, Marion Summers, George Bostian, Kathy and David Tyree, Linda Fair, John Samuell, George and Caren Robbins

ZOOM - Host Sue Huddy - Caroline Hornberger, Kathy and Charlie Schmitt, Dianne McKenzie, Ken Littlejohn, Kathy Zeiss.

Treasurer's Report - David indicated the balance in the account was \$1,835.48. The annual website hosting fee was paid this month.

June Board Meeting Minutes - Were approved with all yes votes

Vice President – With Eugenia's resignation from the board, a motion was made to fill the position until the next election. THE MOTION –“ Cardinal nominates Cindy Spray to be the vice president for the ULCNA board for the remainder of this term, which ends in November 2026, effective immediately.” Motion passed. Mike commented it wasn't necessary as only one meeting is scheduled before the election. Vote taken was 8 in favor with 2 abstentions. Cindy is now Vice President.

Neighborhood Project – Cindy summarized the efforts over the past month. Representatives from Lower Des Montes (Mike Wojcik) and Ranchos have been having sessions introducing the UDC at various spots. A three-page flyer has been developed to provide basic information about the UDC.

Cindy noted there are 44 neighborhoods in the county, but that half are not operating. Kurt offered the meeting room for additional sessions to inform county owners and residents.

Nominating Committee – Cardinal’s Motion - I nominate Jeff Tetenbaum, Debra Phillips, and Cardinal Rieger to the 2027 ULCNA board of directors nominating committee. Motion passed with all yes votes.

Membership Communication – Cardinal’s motion –“ I move that all announcements/communications that are sent via email, USPS, phone calls, and door to door using the ULCNA distribution list, need to be approved by a majority of the ULCNA board, and that all officers be provided with the email distribution list and email password, effective immediately.” The exception for this procedure is the official ULCNA monthly meeting announcement and agenda. Discussion followed regarding ownership of the list and whether the list used to notify ULCNA members is actually a ULCNA list. Mike said he owns the list. Jeff said he has added to Mike’s list since 2012 and Marion offered that the list was started by her when she was secretary. After further discussion, the motion passed, 6 in favor with 4 opposed,

DSAB – John R gave a summary of the items on their plate:

(1) 206 Valencia Rd.- an addition NOL granted. While the single-family residence will end up on a 2 acre parcel in the 25+ acre lands that are now in the summary subdivision process, when we considered it, it was a single home on a 25+ acre parcel. We had a problem similar to other building permit projects in the ULCN Zone so the building permit was issued without notifying us, and without receiving a letter from us. This was part of our motivation for asking for a meeting with the Planning Dept to sort out this requirement as stated in ordinance 2003-1. We did eventually get a sufficient plan set for the home and did write a No Objection letter for the home.

- (2) There was no miscommunication on the summary subdivision itself. This is separate from the home at 39A Gavilan Rd.
- (3) We discussed continuing concern over aspects, such as durability of access for the easement on the 25.44 acre parcel in the Pangea development in addition to the construction access for Gavilan Rd during active development. We made a plan to invite Jonah to the DSAB regular meeting scheduled for Sept 3rd at 4pm.
- (4) 152 Upper Colonias Rd – Garage NOL granted
- (5) UDC – John H discussed how the ULCNA ordinance may be included in the UDC – within the full document, within an appendix or by a combination of both. Our legacy (ordinance) should be able to be included based on our vested rights of 20 plus years of zoning.
- (6) UDC John R is not working with Andy on the compare/contrast spreadsheets. He gave him one example with we did that with paragraphs and separate sections, and one example with the spreadsheet, which included quantified differences. He gave us feedback that the spreadsheet format was better. We plan to complete these and send them to the board for approval prior to sending them along to the Planning Dept.
- (7) Pangea – We discussed continuing concern over aspects, such as durability of access for the easement on the 25.44 acre parcel in the Pangea development in addition to the construction access for Gavilan Rd during active development. We made a plan to invite Jonah to the DSAB regular meeting scheduled for Sept 3rd at 4pm. Discrepancies are being noted from the original plans submitted to ULCNA by Pangea, including building specifications and use of Gavilan for construction traffic access.
- (8)UDC Workshop -Kurt mentioned the IWG workshop scheduled for August 20th to cover commercial and multifamily residential.

Del Norte Rd. – The county widened the east end of the road and deposited dirt full of rocks. No one knows why. Mike will contact the county to find out what if anything will be done to improve the road.

Meetings, Time and Length – Cardinal’s Motion- I move that we set the number of ULCNA board meetings to five regular meetings and one annual meeting, with special meetings called as needed. The following meeting schedule identifies the ULCNA meeting dates for the rest of this calendar year:

**October 13th 2026

**“Annual Meeting” November 10th 2026

A second motion - I move that we hold our ULCNA meetings on the second Tuesday of the month when meetings are scheduled from 4:00PM to 6:00PM starting in October 2026. We expect these meetings will follow a strict two-hour time frame or less. The board voted unanimously to have only 5 regular meetings, one annual meeting and if necessary, special meetings. Next meeting will be on the second Tuesday in October, the 13th. Annual meeting will be on November 10th, with refreshments at 5:30 and meeting start at 6PM. DSAB will continue monthly meetings with the next one on September 3rd.

Neighborhood Engagement –A Committee formed at Cindy’s suggestion. David, Sue Huddy, and Cardinal have volunteered to join. David was appointed chair. The Sheriff offered that Upper Las Colonias is the safest area in the county and that we are also the cleanest, according to Edward Martinez. Judy Buck will attempt to get real estate agents to notify prospective purchasers of the existence of the neighborhood associations.

Other Business – Martha spoke of the prairie dogs that abound in the Nacoma road area, Licenses are needed to get the poison to kill them. Other methods include pills and water, guns, and exhaust from motor vehicles.

Survey- David’s Motion: I move that the Board conduct a neighborhood survey via Survey Monkey, to be completed no later than October 1 – it would be anonymous, David and June Ramos will conduct the survey. Propose that the survey be the following three questions:

- i. What topics or issues are of the greatest concern and/or interest to you?
 - ii. What would you like to see more of from your ULCNA Board?
 - iii. What would you like to see less of from your ULCNA Board?
- The vote was 6 in favor and 4 opposed.

The next meeting is scheduled for Tuesday October 13th. . Meeting adjourned at 5:52 PM