Upper Las Colonias Neighborhood Association (ULCNA)
Board Of Directors (BOD) Meeting Minutes
Tuesday, October 13, 2026, 4:00PM
Quail Ridge Meeting Room (6 Pages)

Attendance:

Board Members Present: David Nielson on Zoom, Cindy Spray, Cardinal Rieger, Kent Kobakoff, John Red-Horse, Kurt Edelbrock, John Halley, and Steve Turner
Board Member Not Present: Mike Tarleton
Members Present In Person: June Ramos (Zoom host - THANK YOU!), Ronald Polichnowski, Carol Polichnowski, Kathy Tyree, Debra Phillips (also a DSAB Member), Marion Summers, Judy Buck (also a DSAB Member), Linda Fair, Gary Ferguson, Henry Hornberger (also a DSAB Member), and Mary Carson
Members Present On Zoom: Jeff Tetenbaum, Nick Salerno, Kenneth Littlejohn, Charlie Schmidt, Caroline Hornberger, Kay McNair, and Sharon Hobbs

Referencing In Minutes:

- **DSAB – Development Standards Advisory Board**
- **LUR – Land Use Regulations (current in Taos County)**
- **UDC – Unified Development Code (DRAFT--currently being proposed by Taos County to replace the LUR)**
- **Taos County Board of County Commissioners (TCBOCC)**
- **Taos County Planning Department (TCPD)**

Call To Order

Kent called the meeting to order at approximately 4:10PM.
Kent reported that Jeff Tetenbaum resigned as secretary for the ULCNA BOD, and also from the ULCNA BOD. Kent announced that Cardinal Rieger was elected as the new secretary for the ULCNA BOD via email.
All board members introduced themselves, and Kent asked the Zoom host to share who was attending via Zoom.

Treasurer's Report

David reported that the balance in the bank account is $1788.53. David motioned and Cindy seconded to pay $58.90 to Cardinal for updating and getting into compliance the ULCNA's Annual Report, other required updates, and the filing fees with the Office of the New Mexico Secretary of State.

August Board Meeting Minutes

With a unanimous vote of all board members present the meeting minutes for August 4, 2026 were accepted. Kent reported that the BOD, in a previous vote, decided to move to a bimonthly meeting schedule—five regular meetings a year, an Annual Meeting, and additional meetings as needed.

Waiver To Walk, Bike, Etc. On Tarleton Ranch
Cardinal reported that anyone who walks on Tarleton land that Pangea is developing needs to sign a liability waiver. It is easy, and can be completed online at: https://taoscommunity.org/property-waiver/

Water Usage In Times Of Drought
Cardinal reported that a member expressed concern via an email to the BOD about water usage in times of drought. The member asked that since the Town of Taos implemented water restrictions, shouldn't the ULCNA consider doing the same? In discussions it was agreed that restricting water usage in the ULCNA is not possible because all properties have individual wells or shared wells, and it would be difficult to regulate. Further discussion concluded that it is a personal decision, and everyone agreed that in times of drought we should all be cognizant of water usage and adjust accordingly.

Non-Controversial E-Mails From ULCNA E-Mail Account
Cardinal and Kent clarified that non-controversial membership notifications from ulcnataos@gmail.com should not require BOD approval. Kent should and will always be consulted for approval before any notices are sent. If there is any question regarding content of a proposed notice, approval will be sought from the BOD.

ULCNA Zoom Account
Cardinal reported that the current ULCNA Zoom account is in Sue Huddy's name and recommended for future consideration that the Zoom account be under ULCNA and not an individual. The Zoom account membership is due in February 2027. David reported that the ULCNA is paying $171.90 annually for the Zoom account. In discussions it was agreed that the Zoom account should be under the ULCNA name and not an individual. Cardinal will explore this as the expiration date nears.

Taos County Neighborhoods/Unified Development Code (UDC) Update
Cindy reported on the proposed Taos County UDC, noting that many neighborhoods are concerned about a one-size-fits-all zoning approach, which aims to standardize zoning across the county. There are concerns about issues like setbacks, height limits, and lot densities. She reported the proposed UDC adoption process has slowed significantly and there is increased communication between political and administrative sides. She also shared that there is confusion about what the UDC is. There are 34 active neighborhood associations in the county and 6 or 7 are strong, Cindy reported. She said people in the county really care about other neighborhoods throughout the county. Cindy shared that t-shirts have been made free of charge by a private donor, and she shared them with everyone. She also shared that the following neighborhood associations or organizations have conducted educational meetings and will continue working with the TCPD and TCBOCC to find a solution that works for all parties—Ranchos, San Cristobal, Lower Des Montes, Arroyo Seco, and Taos Valley Acequia Association. She said that the TCBOCC are now engaging with communities to assess receptiveness to proposed changes. Cindy emphasized that while some neighborhoods feel their uniqueness should be preserved, the current approach may not be practical, as previous similar attempts have faced challenges. Cindy and others expressed concerns about the county's approach to

streamlining permitting processes, arguing that specific neighborhood codes should be considered rather than applying general rules.

The board discussed the choice between maintaining the current LUR versus adopting the proposed UDC, with Cindy suggesting that both approaches could be considered simultaneously. The BOD and membership discussed the potential for the ULCNA to provide input on how to incorporate their existing regulations into either solution, including working on an appendix solution as an alternative approach. The absence of the proposed UDC zoning map on the part of the county was discussed as a real problem. Other comments and questions included:

- Linda Fair asked if we would lose our zoning if the proposed UDC is approved. Kent said likely yes and explained that the proposed UDC zones do not match the current ULCNA zones. They are less restrictive.
- Kurt shared that after attending the Arroyo Seco meeting, he believes the proposed UDC will be delayed before it is approved. He also said that he believes the county wants to make the approval process easier when development is prosed.
- Gary Ferguson concurred with Kurt and said there were 50-60 people in attendance as well as two TCBOCC and many were not happy with the proposed UDC.
- John R. concurred with Kurt and shared his perception of what is happening with the proposed UDC related to the current LUR.
- John H. concurred with Kurt and shared his perception of what is happening with the proposed UDC related to the current LUR.
- David shared that neighborhood associations need to continue to work together in pushing back on the proposed UDC and continuing to slow the process for a better outcome for all.

Neighborhood Engagement Committee

David, the chair of the committee, reported the following:

- Thank you and great job letter To Dennis Coca, owner of Ace Hardware, was sent.
- Survey update – The survey went live at 8:00AM on Monday, October 12. It consists of three open ended questions. There were 33 responses as of 4:00PM on October 13.
- The committee (David, Cindy, Cardinal, and Sue Huddy) discussed updating the Bylaws and determined that this should be an independent board committee assigned to this.
- Three motions were made at the recommendation of the committee:
  1. David motioned and Cindy seconded that the BOD engages in a "Clear The Air" Executive Session to attempt to increase understanding and resolve issues among the BOD. This improves the board through development and resolving past issues through alignment and functionality. It will most importantly help commit to neighbors we are working to get better, thus hopefully increasing engagement and attendance at BOD meetings. Seven voted in favor and 1 abstained. It was decided by the BOD that the "Clear The Air" session will take place on Wednesday, November 4, at 4:00PM at Quail Ridge.
  2. David motioned and Kurt seconded that the BOD conducts 2 Executive Sessions – one in the fall and one in the winter. In these sessions, the board would somewhat plan key issues/items to address for the next period, potentially agreeing to actions the board would take in BOD Meetings. Harder discussions could occur in those Executive Sessions, and issues resolved before discussions in the larger BOD meetings. Discussion

ensued and it was recommended by Kent that these sessions take place in January/December after a new board starts and half-way through terms in July. The vote was unanimous for this motion.
3. David motioned and Cardinal seconded that the BOD sends a "Good Neighbor Letter", to all members twice a year. Discussion ensued regarding the last "Good Neighbor Letter" that was sent, as some appreciated it and others did not. It was decided that future communication would be called a President's Letter or a ULCNA Newsletter. Cardinal reminded everyone that whatever is sent would have to be approved by the BOD just as the last "Good Neighbor Letter" was approved unanimously by the BOD. The vote was unanimous for this motion.

DSAB

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

- Future of Gavilan Road – Pangea is developing 25ish acres on Tarleton Land, and Gavilan Road is part of this. There is no concern about access for other neighbors who live off Gavilan Road and regularly use it for ingress and egress with Highway 150. Access will remain as it is now. Jonah Reynolds reported to the DSAB on his current plans for the 25ish acres and the summary division is still a working document.
    - ✓ Large cisterns will be placed in the summary subdivision on the 25ish acres for fire suppression. This is a requirement.
    - ✓ Jonah told John R. that a food truck is coming to the property soon near the big green gate, though TCPD approval is still pending. John R. will follow up with the TCPD regarding this to determine zoning and if it qualifies as a cottage industry.
    - ✓ One residence is underway on the land that will become the summary subdivision as part of the workforce housing.
    - ✓ 44 Gavilan Road (a private residence) is underway.
    - ✓ For updated information, visit https://taoscommunity.org/
    - ✓ Reminder to sign the waiver to walk on the property at: https://taoscommunity.org/property-waiver/
- A new residence at Nacoma and Upper Las Colonias Road is underway. The height of it was discussed. Some neighbors have concerns. It complies with the ULCNA zoning.
- There are continuing discussions with the TCPD's front desk about making sure they know the ULCNA has its own zoning, and to ask applicants if their property is in a neighborhood zone—ULCNA or Stagecoach Hills Neighborhood Association.
- 12 Tecolote Road requested a no objection letter from the DSAB to support a variance to add a garage to the property, but it violates the setbacks for the ULCNA zoning. John R. motioned and Cardinal seconded to provide this letter if the property owner for 12 Tecolote Road contacts all adjoining property owners and obtains unanimous approval from all of them.
- Continue coordinating with the Independent Working Group and the TCPD regarding the proposed UDC and the proposed appendix solution for the neighborhood.

Nominating Committee (NC) For 2027 Board of Directors

Debra Phillips shared the work of the NC. The NC reviewed the Bylaws and met three times and exchanged numerous emails to discuss what to recommend to the BOD. One qualified individual submitted the required documentation by the October 10, 2026 deadline to be considered for the board. The NC recommended a slate consisting of the nine existing BODs as most of the BODs have expressed a preference to have an odd number of BODs to reduce the risk of tie-votes. Cardinal motioned and David seconded that the slate of directors that the NC has recommended be accepted by the BODs for a vote before all membership at the Annual Meeting on Tuesday, November 10, 2026. 6 voted in favor, 2 voted against, and 1 abstained. The slate is:
Steve Turner, Mike Tarleton, Cindy Spray, Cardinal Rieger, John Red-Horse, David Nielson, Kent Kobakoff, John Halley, and Kurt Edelbrock.

Discussion ensued among board members and membership regarding historical voting practices, proxy voting for members, and the interpretation of the Bylaws. Discussion touched on the importance of board members being active residents, with examples shared about past decisions regarding full-time residency requirements and regular attendance at BOD Meetings.

Kurt asked what happens if the slate of directors recommended by the NC is voted down by membership at the Annual Meeting. Kent replied that the current nine-member board and officers would continue in their current capacity. He said the slate of directors recommended by the NC would be sent back to the NC with a directive to start over and come up with a solution. The solution would be presented to the board as a recommendation at the January 2027 ULCNA BOD Meeting.

Marion Summers brought forth that the ULCNA BOD does not follow the updated Bylaws that were adopted in 2012. Marion raised a question about whether the 2012 version of the bylaws supersedes the 2003 version, and the board agreed to review this issue after the first of the year. Marion said that she has proof and said she would send the 2012 Bylaws and minutes that prove they were adopted to the BOD after the meeting.

In discussions regarding proxy voting for the Annual Meeting the BOD voted to allow members to assign proxies via an email to the BOD at ulcnataos@gmail.com for the purpose of voting for the NC's recommended slate of officers. Three members present at the meeting requested their proxy votes at the Annual Meeting for the slate of officers recommended by the NC.
--Kathy Tyree's proxy vote to John Halley – Cindy motioned and Cardinal seconded (8 voted in favor and 1 abstained)
--Sharon's Hobb's proxy vote to Kurt Edelbrock and Charlie Schmidt to Cardinal Rieger – Cardinal motioned and Cindy seconded (the vote was unanimous)
--June Ramos reported that Ronald and Carol Polichnowski want to request a proxy vote for the Annual Meeting, but they were no longer present at the meeting when this agenda item took place.

Cardinal asked the BOD to please consider having the election of officers voted on during the Annual Meeting in November. She clarified that the 2003 Bylaws we have been operating under do not state that the election of officers is required to take place in an Executive Session. She said that she believes this process should take place in the presence of all members.

Business To Be Determined

There was a brief follow-up on killing prairie dogs and concerns about shooting bears.
It was shared that bubble gum will kill prairie digs, which is better than poison because dead prairie dogs that have been poisoned are food for other animals. Shooting bears is not recommended and is dangerous—especially in populated areas. Instead call:

Emergency or Immediate Threats:

911: if the bear poses a direct threat to human life or safety, is aggressive, or has broken into a home or building.

Non-Emergency Sightings or After-Hours Assistance:

New Mexico Department of Game and Fish:

- Customer Service/Information Center: 888-248-6866 (toll-free) or 505-476-8000 (during regular business hours, Monday–Friday, 8:00 AM – 5:00 PM).
- After-hours: Contact New Mexico State Police Dispatch at 505-841-9256 to reach a conservation officer.

Taos County Animal Control:

- 575-737-6488 (Monday–Friday, 8:00 AM – 5:00 PM) at their office located at 599 Lovato Place in Taos.

John Red-Horse shared that if you contact the New Mexico Department of Game and Fish that personnel are very likely to shoot bears dead. He stated this is something to keep in mind as he is not aware of any bears injuring anyone with the recent sightings.

Next Meetings

- The next DSAB Meeting is at 4:00PM on Monday, November 9. Location to be determined.
- The next ULCNA Meeting is the Annual Meeting on Tuesday, November 10 – Social at 5:30PM and Meeting at 6:00PM in the Quail Ridge Meeting Room.
    - ✓ Kent reported that Anjanette Brush, our district's Taos County Board of County Commissioner (District 4), attend to provide an update and answer questions.
    - ✓ Kent also reported that Jonah Reynolds with Pangea will likely attend to provide an update and answer questions on development on Tarleton Land.

Adjournment

Kurt motioned and John H. seconded to adjourn the meeting. The vote was unanimous and Kent adjourned the meeting at approximately 6:30PM

*****Minutes submitted by Cardinal S. Rieger, secretary.**