Upper Las Colonias Neighborhood Association (ULCNA)
Annual Meeting Minutes
Tuesday, November 10, 2026, 6:00PM
Quail Ridge Meeting Room (8 Pages)

Attendance:
Board Members Present: Steve Turner, Michael Tarleton, Cindy Spray, Cardinal Rieger, John Red-Horse, David Nielson, Kent Kobakoff, John Halley, Kurt Edelbrock

Members Present In Person: George Bostian, Carol Castleberry, Reggie Degueldra, Linda Fair, Laura Feight, Nancy Tarleton Feight, Coleen Ferguson, Gary Ferguson, Sue Huddy (Zoom host—thank you!), Jeff Johnson, Pam Johnson, Lynn Jones, Dianne McKenzie, Kay McNair, Debra Phillips, June Ramos, Jonah Reynolds, Caren Robbins, George Robbins, Cobey Senescu, Tim Seay, Marion Summers, Anne Tarleton, Tom Tarleton, Randy Thorne, Samantha Woiwood, Kevin Wood, Charlotte Wylie, Mike Wylie
Members Present On Zoom: Larry Feight, Caroline Hornberger, Henry, Hornberger, Kenneth Littlejohn, Charlie Schmidt

Guests Present: AnJanette Brush

Referencing In Minutes:
- **BC – Bylaws Committee**
- **DSAB – Development Standards Advisory Board**
- **LUR – Land Use Regulations (current in Taos County)**
- **NEC – Neighborhood Engagement Committee**
- **UDC – Unified Development Code (DRAFT--currently being proposed by Taos County to replace the LUR)**
- **Taos County Board of County Commissioner(s) (TCBOCC)**
- **Taos County Planning Department (TCPD)**

Call To Order
Kent called the meeting to order at approximately 6:10PM. All board members introduced themselves, and Kent asked the Zoom host to share who was attending via Zoom. Kent reported the following:

ULCNA Annual Report - Kent Kobakoff - President
During the course of the 2026 term, ULCNA has been primarily focused on two important subjects: Taos County's proposed Unified Development Code (UDC) and the proposed Pangea Community planned for the Tarleton Ranch property. For details and meeting minutes, please refer to our website: ulcna.org

Additional information on the 2 subjects just mentioned can be found on the Taos County website: taoscounty.org and the Pangea website: taos community.org

Rachel Romero and others from the Taos County Planning Department attended our monthly meeting in April to discuss the UDC. Also in attendance was Tyler Kollenbrioch, President of the Stagecoach Hills Neighborhood Association.

In June we received a presentation on dark skies as related to Taos County by Stanley Yuen. In August, we acknowledged the unfortunate resignation of long-serving Board Member and Vice President, Eugenia Hauber. Board Member Cynthia Spray was elected to serve as Vice President for the remainder of the term. Also at the August meeting, the Neighborhood Engagement Committee (NEC) was established by the board.

At the October meeting we acknowledged the unfortunate resignation of long-serving Board Member and Secretary, Jeff Tetenbaum. Board Member Cardinal Rieger was elected to serve as Secretary for the remainder of the term.

Treasurer's Report

David reported the balance in the Centinel Bank Account is $1705.44 with the following debits:

- 10/14 – Check $58.90 to Cardinal Rieger for filing fees with Taos County
- 10/27 – Charge $24.19 – Web order from Go Daddy – domain name annual charge
- Donations accepted at any time. Please contact ulcnataos@gmail.com for more information. An anonymous donation of $250.00 was recently received.

October Board Meeting Minutes

With a vote of 6 in favor and 3 abstentions (Kurt, John H., and Michael), the minutes for the October 13, 2026 were approved.

AnJanette Brush, TCBOCC For District 4, Annual Report
To Include Q And A

Commissioner Brush reported the following, and *italics* are quotes from Commissioner Brush:

- Valencia Road will be paved next year with state funding.
- Recent rains have caused a lot of problems. Crews are trying to catch up on maintenance. Crews are ready for winter to include all those in the most rural areas.
- A recycling center is coming to Taos—It will be full-on recycling building near the county operations building because a collaborative group, which included the Ski Valley Corporation, Taos County, the Town of Taos, and the Taos Community Foundation, made a pitch to the governor two years ago, and $8 million was awarded for that project.
- The County is tackling the housing shortages and problems. The area where the balloons launch behind the county administration building will be housing, and a little over $5 million was received from the New Mexico Workforce Solutions Department (NMWFSD). She said that the lead for that department, who helped facilitate the award, will be the new governor's chief of staff.
- The UDC, which is just another name for updates to the LURs, but unifying them into 12 other ordinances all in one place:
    - ✓ A data center moratorium has been added recently and will be on the TCBOCC agenda in December--gives the County 18 months to address priorities with the code, and regulations.
    - ✓ Has not been updated in a decade.

- ✓ Current LUR make the work harder for Taos County.
- ✓ Staff at Taos County and the commissioners' direction and management direction is what's guiding it.
- ✓ It's currently hard to get things done, and there is always a question on if one will get all the way through the process.
  "It's really hard to get something done that you want to get done, and it's a little bit of a crapshoot if it will actually get all the way through the process, right? So people invest their time and energy on one side of a project or the other side of a project, and it comes down to a very small number of either appointed or elected officials to let you know and let your neighborhood know if that's going to happen or not. If we had these kinds of conversations upfront, did some deep thinking, talked to the community, and said, "Okay, this is what we would like this to look like here. This is what makes sense there," then it's more clear to everybody what fits where. Right now, it is a little bit like anything goes, and then you must go through the arduous process. Then if something does make it through the process look at what has happened in the last handful of years. Some pretty major decisions come down to two versus three votes of your county commissioners. That to me says something. That to me says what it actually is, which is a matter of opinion in the long run, because if you check all the boxes for a project, the thing that your planning commission or we vote on is only one of two things: is it consistent with what's already in the neighborhood, or is it beneficial to the neighborhood? And those two things are so completely subjective that it really isn't fair to anyone who is trying to know what they can expect in their neighborhood or trying to do something in their neighborhood. So that's some of what we're trying to address with the code, but that takes a lot of upfront work, and it's going pretty slowly. There were a number of meetings that happened throughout this last year. The meetings haven't slowed down. The conversations haven't slowed down. But with the process of getting this done, we're taking our time because it's important to get it right. One of the things that the update will include is zoning, which we do not have now. Which is part of why anything goes if you make it through the process. Zoning sounds kind of scary sometimes to folks. It's like please don't tell me what to do and where to do it. Please don't do the number that we're proposing to do. But the zones that the team has defined are really designed to kind of preserve the character of our community, and there are maybe what sounds like a few extra because they're also buffer zones, so you don't have something that's commercial like right up against your lovely residential spot."
- ✓ Commissioner Brush stated her two top priorities are housing and sustainability. Additional Dwelling Units (ADUs) were discussed as something everyone is interested in and willing to compromise on.
- ✓ Overall, Commissioner Brush is an advocate for the proposed UDC.

- Questions And Comments:
  - ✓ David stated that when Rachel Romero, the director of the TCPD, attended an information session regarding the UDC he asked her about the schedule for the UDC, and Rachel said, there is no schedule. Then David asked Commissioner Brush what is the schedule for the UDC? Commissioner Brush was unable to provide a schedule or a timeline for completion, and that the process has stepped back and is moving at a slower pace. She stated that Taos County wants community input, but there were

concerns from the community that Taos County was trying to quickly push it through in October of this year.

"What I am going to say is we're not rushing anything because we want to be thoughtful and careful and get it as good as we can the first time around, but I can keep you up to date."

David asked if there is a communication plan where Taos County is planning to let the community know what the schedule will be? There is no plan currently.

- ✓ Several inquired about the map, and there is still no map. No date scheduled for the release of a map. *"That was a deliberate choice, so that folks would have a chance to look at the proposed definitions, which are not yet in stone by any means.*
- ✓ Several board members asked how we obtain information about updates on the UDC process? Commissioner Brush said the website, newspaper, taoscounty.org, etc. She also said that she was willing to reach out to one person from the ULCNA to spread the word. She said Taos County was looking at separate meetings on different sections of the UDC—working in chunks.
- ✓ Kent stated taoscounty.org is good resource. Go to Departments, Planning, Land Use and Subdivision Regulation Updates, and there is an introduction to the document. There is a summary of the document and Frequently Asked Questions. There is also the current draft, which is very much in progress.
- ✓ John H. shared two of the people who worked on the original ULCNA zoning were in attendance at the meeting--Lynn Jones and Gary Ferguson. He stated that property owners bought their properties with the understanding that zoning was protected, and that's why people are worried. He referenced a map on the wall that is the ULCNA zoning map, and that we are hoping to keep that and the uniqueness of the area. He further shared that he believes it's going to be a tough job in the way it all works out to be able to maintain all the uniqueness in the different areas.
- ✓ John R. inquired about concerns neighbors have about the ULCNA's current zoning (7 zones) as most do not want to see anything change. He stated that the proposed zones in the UDCs proposed do not match our zoning—significant differences in setbacks, building heights, etc. He said that we are operating on the basic assumption that we prefer our zoning to be left alone. John R. further stated that when we met with the TCPD that Rachel Romero was the one that was least convinced that she was going to accommodate us. Andy Jones, also with the TCPD said, we'll try. Commissioner Brush stated that right now there is nothing that protects any of Taos County other than the protections for the ULCNA and the Stagecoach Hills Neighborhood Association. Is the UDC going to be 100% what everyone wants? She stated no. She also said, *"We will know we get it right when a bunch of people are happy and a bunch of people are unhappy."* Then she acknowledged the following: *"Yeah, and I hear you. I mean, you guys are in a special situation for sure. You're one of only two neighborhoods that have your own zoning overlay, right? And I wasn't at your meetings with planning, so I can't vouch for what you said. But the way I understand it, and if this is what you all like, then this is what I will continue to bring the table and advocate for. Is that that you can keep what you have if you worked that hard on it, and if everybody would like to keep that, I think that that from the way I understand the conversations we have, that is a possibility. But I'll keep having those conversations about where things stand like that. My job is to represent you. I will*

advocate for you keeping your map, whatever that looks like, because why not? You know that's what you're asking for. I don't see why you shouldn't have that. I don't know exactly how that works through the thing, but I will advocate for that. It's your neighborhood."

- Kent stated that Commissioner Brush is very responsive to emails, texts, and phone calls. He asked if ex parte rules apply to discussion with her regarding the UDC? Commissioner Brush stated, "*She can talk about the UDC because, we're kind of doing this together. I am going to ultimately be the person voting on it, but we can talk about it. If you're talking about specific projects in this area, I'm going to leave. I know I saw a handful of you at some of those meetings. And honestly, I love them. I know county planning staff loves them because it spurs a lot of thinking. We can answer each other's questions, elevate each other's concerns, get some great ideas. There have been some really good ideas that come out of those conversations. So, in no way are we going to shut it down. We cannot do this work without having community conversation. And I've had plenty of one-on-one coffees, one-on-two. I'm completely open to that. Would love to hear what you're thinking."*

Vote For 2027 Slate Of Board Of Directors (BODs)

All association members present at the meeting and on Zoom voted for the proposed slate. Approved association member proxy votes were also included in the tally. With a vote of 44 in favor, 16 against, and 3 abstentions, the slate passed. The BODs for 2027 are: Steve Turner, Michael Tarleton, Cindy Spray, Cardinal Rieger, John Red-Horse, David Nielson, Kent Kobakoff, John Halley, and Kurt Edelbrock

ULCNA Website Update (ulcna.org)

Cardinal reported that John Red-Horse is assisting her on regularly updating the ULCNA website. She reported that it is out of date, and some applications cannot be updated because the current website provider can no longer support updates. The website will eventually need to be migrated to a new platform. The website address is: ulcna.org

NEC Annual Report

David reported the following:

- **Anonymous Survey Update And Next Steps –** Results were sent out to all association members via email and are also available on the ULCNA website at ulcna.org. Of the 519 members who received the anonymous survey via email from Survey Monkey 81 responded to all or some of the survey, 21 (4.3%) emails bounced back, and 18 (3.8%) emails opted out. There are two follow-up decisions for the board.
  1. Action planning the data within our association.
  2. Do we share the data with the county and how?
- **Recent BOD Executive Session To "Clear The Air"** – One session was held and the next session is scheduled for December 8.
- **Communication To Members Twice A Year** – The NEC will meet on December 18 to discuss further actions items. Update to follow at the next ULCNA BOD Meeting.
- Members of the committee are David Nielson (Chair), Sue Huddy, Cindy Spray, and Cardinal Rieger

Immediately following this report, Michael Tarleton read the following statement:
As far as the "Tarleton" Family is concerned, this has been an interesting time regarding our part in the ULCNA that was formed 26 plus years ago. At the time, my family was on board with many of the ULCN residents and wanted many of the same things. That was one of the reasons that we joined, and the association asked me to be on the BOD to represent our part of it. We owned over a third of the property in the neighborhood. Since all of it is located between Hi-Way 150 and Valencia Road, dividing the neighborhood into two distinct areas, we thought it would be in the interest of the neighborhood to plan out what we foresaw and committed to as the future for our property taking place over the next 30 to 50 years.
We spent a huge amount of time and money over eight years putting together a Planned Unit Development that would outline and follow the zoning we put in place and meet the needs of the neighborhood. In that respect, we held many workshops for the people in the neighborhood to express their concerns and desires and we adjusted our development planning to meet most of them. And, County Planning fully endorsed our PUD
For instance, there would be a setback along Hi-Way 150 consisting of grazing land, no more wells drilled, no septic tanks, and all roads would be paved. Our PUD was very well done but a closed minded group of controlling fanatics created a fire storm situation to deny us our rights to develop this property and protect the irrigated agricultural land. They may claim to be in favor of development, but clearly they are against all development of any kind. Action speaks louder than words. We have copies of their email interchange between them and their group of anti-everything people and we know what their intent was. We also proposed to include a substantial amount of workforce housing in the PUD which is sorely needed in our County, but the opposition objected to those kind of people (teachers, firemen, policemen, etc.) living in their neighborhood.
Our association's current BOD majority leadership and followers are still very opposed to the ideas that were presented in the PUD. This opposition has been further underscored by the BOD majority's decision to not approve a member of our family as a candidate for election to the Board, despite the Nominating Committee's determination that the applicant is highly qualified. It is therefore this family's intention that we remove ourselves and our land from the ULCN. We see ourselves in the same area of contention as other members of the ULCN that face the same arguments even though they are on one corner of the neighborhood. We can either form our own neighborhood association or join with the neighborhood to the west that we share over a mile of frontage with. We will be talking to them and the County concerning this issue starting immediately.
Follow up comments included:

- ✓ Cardinal stated her husband is a firefighter, and they live in the neighborhood.
- ✓ Marion Summers said that she and others never wanted to be part of the ULCNA 23 years ago and wants to join the Tarleton initiative. She also asked when the Tarleton Family started talking to the Taos County about this idea and the answer from several Feight and Tarleton family members in the room was, "Yesterday".
- ✓ David introduced the idea that the board may want to examine the points in the statement for accuracy, followed by a rebuttal from the board.
- ✓ Dianne McKenzie asked if other property owners could join the initiative? Michael stated that he did not see why not.
- ✓ Kent stated that this may be an agenda topic at the January ULCNA Meeting.

DSAB Annual Report

John R. reported the following:

UDC that will replace the current Taos County LURs,

- Pre-draft was available to the ULCNA in early 2026.
- Draft available to all Taos County in early April 2026.
- (https://www.taoscounty.org/ - Go to Planning, then look at links on left side.
- Ongoing, but slowed almost to a halt by negative reactions from neighborhood groups and individuals who've are working together to oppose current draft of the UDC.
- Joint Working Group became the Independent Working Group, and no longer recognized as a ULCNA committee.

Summary Subdivision - 25+ Acre Parcel On Tarleton Land

- Jonah Reynolds is the developer;
- Discussions on future of Gavilan Road discussed; and
- Final application pending.

New Home Construction/Additions/Remodels

44 Gavilan Road
- ✓ Jonah Reynolds
- ✓ New Build Within Tarleton Land Boundaries
- ✓ Parcel From A Family Split By Michael Tarleton To Christy Tarleton
- ✓ Hannigan Family Will Purchase Eventually

39A Gavilan Road
- ✓ New Build
- ✓ Jonah Reynolds

SheRises At Daleee
- ✓ Music Event, July
- ✓ Daleee, Ricky Cardini
- ✓ Parking/Traffic
- ✓ Sound Levels

9 Stuart Lane
- ✓ New Build
- ✓ Jeremy Edmonds

206 Valencia Road
- ✓ Addition and Remodel (?)
- ✓ Jim Snyder

152 Upper Las Colonias Road
- ✓ Garage Addition
- ✓ MaryAnn Morrissey and Bob Zani

12 Tecolote Road
- ✓ Variance Request For Eventual Garage
- ✓ John Samuell

Miscellaneous
- ✓ ACE Hardware Stucco Wall Entryway – resolved;

- ✓ Architectural Standards in ULCN Zone;
- ✓ Problem with incomplete portal addition on Nacoma Road – unresolved;
- ✓ Problem with shed in property setback on Comanche Road – unresolved;
- ✓ Whitsell Home at Upper Las Colonias Road and Nacoma Road underway; and
- ✓ Continuing problems with TCPD on permits being issued in the ULCN Zone without letters from ULCNA.

BC Update

Cardinal reported that the BC met once and is also working via email and phone calls to sort out the ULCNA's current outdated and confusing Bylaws. She reported that they need to be tightened so there is no ambiguity going forward. She also reported that there are various versions of the Bylaws dating back to 2003. The committee has two meetings scheduled for December 7th and 14th and one meeting scheduled on January 11, 2027 with a timeline completion date of May 2027 by submitting the Bylaws for BOD approval. Filing with Taos County would immediately follow. The committee hopes to host a neighborhood information work session for all members to become acquainted with the proposed Bylaws in January or February 2027. All minutes from the BC Meetings are available on the ULCNA website at ulcna.org. The members of the committee are Cardinal Rieger (Chair), June Ramos, John Red-Horse, Cindy Spray, and Michael Tarleton

Business To Be Determined

None

Next Meetings

- BC and NEC – See Above
- The next DSAB Meeting is on Monday, January 11, 2027 at 4:00PM. The location is to be determined.
- The next ULCNA Meeting is the Regular Board Meeting on Tuesday, January 12, 2027 at 4:00PM in the Quail Ridge Meeting Room
    - ✓ At this meeting, the BOD Officers will be elected, and the ULCNA meetings for 2027 will be scheduled.

Adjournment

Kurt moved and John H. seconded to adjourn the meeting. The vote was unanimous and Kent adjourned the meeting at approximately 7:30PM.

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