

## SECOND DRAFT

Minutes of 2020 Annual Meeting  
Upper Las Colonias Neighborhood Association  
November 17, 2020 6:23PM  
Zoom at Residences

Board Attendance - Present - Jeff Tetenbaum, Kurt Edelbrock, Steve Turner, Eugenia Hauber, Mike Tarleton, John Halley, Jim Turner, and John Mahoney. Absentees - David Nielson, and Kent Kobakoff,

Members On Zoom – Participating either for part or the entire call- Dianne McKenzie, Sharon Hobbs, John Red-Horse, Vibeke Wilberg, Honore Maloney, Cardinal Rieger, Steve Weiner, Jon Stuart, Lisa Contarino, Sue Huddy, Adam Vining, George Schaub, Nancy Glasgow, Henry Hornberger, Kaela Gillum, Betty Pesikoff, and Sandy Snyder. At least 6 others were unable to connect with password problems – Ellen Hoffman, Bob Fitch, Martha Grossman, Ann Craig, Phil Caston and Anjanette Brush. Apologies if I've left anyone else off. Tom Blankenhorn also was present for the early part of the meeting.

Kurt began the meeting by introducing the members of the board and gave a shout out the members of the Joint Working Group who have spent many hours over the years on the rezoning that the county is proposing.

1. Treasurer's Report – John Mahoney indicated there is currently \$2,254.72 in our account after deposits of \$3,000 and a check written for \$1,537.35. The deposits were made in anticipation of payment of attorney fees with respect to the Rezoning Application. The withdrawal was a check for Susan Baker, our attorney.
2. Minutes from the November Zoom Board meeting were approved.
3. Speed Limits in the Neighborhood- The board has received a number of complaints from residents about speeders creating dust and danger to walkers and riders. Construction crews have been reminded and in general are paying attention. Del Norte, Mirlo and Upper Colonias are the roads generally affected. Valencia doesn't seem to be a problem.
4. Tom Blankenhorn, our District's County Commissioner – On the heels of the fast cars, Tom spoke of county roads having 2% of the value of the roads for repair work, when it should have 5-7% percent. He noted that the county coffers have cash reserves that are the highest in history but didn't indicate whether road paving would be increased. Tom then spoke about the rezoning and that it hadn't passed and that the consensus (we didn't know there had been one) had fallen apart. He gave no specifics on why, but I doubt it related to our concerns which the Planning Department had received just days ago. It seems it could be because of disagreements with some commercial builders, but that is only speculation mentioned by Jeff. It appears the zoning will be pushed to 2021 when Anjanette

Brush will be our Commissioner. After a question from Eugenia, Tom indicated the county had not addressed Air B&Bs yet but thought when it did, it would be similar to the town's limitations which were put in effect to protect hotel businesses.

5. Kurt gave a brief summary of activities throughout the year

- 1) the November zoning app was posted on the website;
- 2) Roger and Kerrie Pattison purchased the 4 lots on 150 - LC zone;
- 3) the Tim Seay TREV border issue;
- 4) Songwriter very preliminary proposal 24 affordable single family lots on R2 land;
- 5) In May, ACE told us it will take 5-7 years but they seem to be way ahead of schedule;
- 6) Helped support opposition to Family Dollar along the highway
- 7) Removal of Trailer on Mirlo at Jon Youngs house;
- 8) board went to Zoom meetings (board only) in April, May and July and issued No Objection Letter to Max Edelman for a house on Del Norte, and had an opportunity to meet with Anjanette Brush;
- 9) In September we asked Edward of status rezoning - He said under review. Also heard about the HOA Appeals re TMW and issued a number of additional No Objection Letters to Max Edelman for houses on Upper Las Colonias Extension;
- 10) In October, we received the county's Final Draft and sent a letter to Edward to set up a meeting. We also heard about the "Coming Soon Drive In" and had the airplane hangar garage removed from 25 Comanche;
- 11) In November, we introduced our objections to the Final Draft and set the table for seeking contributions to help fund expected attorney fees

6. TREV Project - John Halley indicated that progress is being made on developing the additional information required by the county. John expects to provide same in the next week or two and mentioned the updated traffic study that was received within the past week.

7. Zoning Application – Jeff gave an update on the application. He mentioned the county provided us with its Final Draft of the application. The JWG reviewed the draft and analyzed the differences between the county's version and the last application submitted by the board. Our attorney prepared a letter that was sent to the county last week with exhibits showing comparisons of commercial uses and residential issues from 2003-1, our November 2019 submission and the Final Draft. Jeff mentioned that we may need additional funds if we are unable to work out our differences with the county. Eugenia summarized court cases in New Mexico that would seem to prevent the county from just dictating a rezone when zoning has been in place for a significant period of time.

8. Taos Mountain Wellness – John Red-Horse indicated the HOA Appeal remains unresolved. Issues thought to have been agreed to, i.e., water and sewer matters, need further work resulting from a language change and proposal of a new sewer plant for the hotel presented by TMW.

9. "Coming Soon" Drive In - Kurt noted we still need additional information from the developers. Concerns exist regarding screen height, water and sewer, and night sky ordinance compliance, among others.

10. Election of the Board – The slate of nominees was introduced by Kurt. All members of the current board - Jeff Tetenbaum, Kurt Edelbrock, Steve Turner, Eugenia Hauber, Mike Tarleton, John Halley, Jim Turner, John Mahoney, David Nielson and Kent Kobakoff have agreed to continue on the board . In addition, Phil Caston was added to the slate. Jim Turner moved to elect the slate by acclamation, with a second by Eugenia. The board was then elected by unanimous vote.

11. Our next meeting, the board executive session to elect officers, will take place after the Annual meeting. The next regularly scheduled board meeting is scheduled for January 5<sup>th</sup>, 2021. A December meeting could be called if developments warrant.

12. Meeting was adjourned at 7:45PM

#### FIRST DRAFT

Minutes of ULCNA Executive Session  
Upper Las Colonias Neighborhood Association  
November 17, 2020 7:46PM  
Zoom at Residences

Board Attendance - Present - Jeff Tetenbaum, Kurt Edelbrock, Steve Turner, Eugenia Hauber, Mike Tarleton, John Halley, and Jim Turner. Absentees - David Nielson, Kent Kobakoff, Phil Caston and John Mahoney

Election of Officers – President Kurt Edelbrock, Vice President David Nielson, Treasurer John Mahoney and Secretary Jeff Tetenbaum. Also, to Chair the DSAB Phil Caston

Meeting was adjourned at 7:55PM