

SECOND DRAFT
Minutes of 2021 Annual Meeting
Upper Las Colonias Neighborhood Association
November 16, 2021 6:07PM
Zoom at Residences

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

Members On Zoom – Participating either for part or the entire call- Dianne McKenzie, Sharon Hobbs, John Red Horse, Honore Maloney, Cardinal Rieger, Jon Stuart, Lisa Contarino, George Schaub, Nancy Glasgow, Henry Hornberger, Bob Fitch, Martha Grossman, Kathy Tyree, Kay McNair, Carol Smith, Beth Marsh, Lee Johnson, Diane Enright, Bambi Sturbois, Roger Pattison, Rob Todd, Tonya Urick and Gary Ferguson. Apologies if I've left anyone else off. Anjanette Brush was present for part of the meeting

Kurt began the meeting by introducing the members of the board and noting that AnJanette Brush, our County Commissioner, was also on the call.

1. Treasurer's Report – In John Mahoney's absence, Jeff indicated there is currently \$3,586.56 in our account, no change from the balance from September.

2. Minutes from the September Zoom Board meeting were approved.

3 Kurt gave a brief summary of activity and other matters over the past 12 months:

With respect to Songwriter, plat vacated on the three lots in Mission Hills Subdivision. 24 lots on R2 land. Eugenia and Jeff participated on the call with the county planning department. A variance is expected to be required for single family residences.

ACE hardware moving right along

Drive In Theatre - no developments on this proposal.

Taos Mountain Wellness - a number of different issues among the buyer, the seller and the neighbors could not be overcome. The project was terminated. Common fire will not reopen.

Dark Skies Committee - committee in the early stages of formation - there have been a number of complaints about night sky violations. It is likely violators are unaware of the regulations. Taos County regulations are specified in the Taos County Ordinance 2006-9 "Night Sky Protection Act" that will be posted by the last week of November at the ULCNA website for members to download and review.

O'Reilly Auto Parts - preliminary proposal to build a 7000 sq. ft. Pueblo style store on the Bostian lot. Variance and Special Use Permit would be required. The representative appeared to be very accommodative to work within our zoning restrictions. We don't think it will happen any time soon.

Roaming Dogs - a few issues came up during the year. Complaints were filed and the county responded. Eventually the dogs' owner, who was renting on Isleta, moved out. Another matter came about on Mirlo with what appeared to be another renter who did not control his small dog until after a walker was bitten.

Rotalo property on 522 - realtor inquired about splitting the large single-family property. Since unimproved, we indicated it could be split.

Thistles- concern was expressed about the weed taking over. We sent a letter to two other associations in the area. Didn't hear anything from either.

Construction - Loveless completed a home on Upper Las Colonias extension (Johnson). Max Edelman completed two homes (Marsh and McNair) and is currently building two more also on Upper Las Colonias extension. Leos Architect No Objection Letter for home on Isleta (Lieuwen). Additional No Objection Letters for Nielson, Deboer, Snyder and Martin were issued.

Trespassing - Chamisa Vista Construction site - looking for building materials?

Vaccine - We notified the membership of the availability of vaccines in

southern Colorado - a number took advantage.

Re-roofing requires a permit, per planning advice - a few inquiries about that this year.

4. AnJanette Brush commented on various county matters:

AirB&Bs Vacation Rentals – the county is talking about what to do – no decisions have been made. Some regulation is possible and could be developed within a few months. Discussions centered on which neighborhoods regulation would be appropriate but before anything is decided, more data will be gathered. AnJanette has received numerous calls, some asking for banning them altogether to others wanting no change at all.

Workforce Rentals – Not too many available as vacation rentals and AirB&Bs predominate. County needs affordable housing for workers and for first time buyers with the county trying to determine where to invest. County has hired a professional to study and recommend what to do and where to do it. Cardinal mentioned that Chamisa Vista Subdivision is considering whether to allow rentals on its 18 lots. AnJanette indicated other areas have hired local property managers to monitor rentals. County Lodgers tax, due for rentals of less than 30 days, is not being tracked and in many instances, not being collected.

Recycling – Town decided it would not continue the service after attempting to get other regions of the county to contribute funds to support the recycling facility. The Regional Landfill Board voted not to contribute. County in discussions with the town agreed to help pay but the town suggested the county take over the facility by itself. Although the county would like to have recycling, it would have to develop a new department, hire personnel, incur additional costs and likely be in the same money losing position that the town found itself in. There has been discussion about driving recycled materials down to Santa Fe but that too would be expensive. The County will follow the town's lead on single use plastic bags starting in February. It was suggested that possibly Waste Management could be encouraged to get involved.

5) TREV – 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 month or two. John offered that about 75% of the information requested has been provided to the Planning Department. In response to various questions, John indicated that many changes have been made to the original plans to accommodate neighborhood concerns. He indicated that once the PUD is accepted by the county, permits will be required for construction but location of the various businesses and uses will be set. John spoke of the three hotels in the plans, the many who have indicated a desire for a grocery and pharmacy on this side of the town. Kurt can't wait for construction of the planned elder care facility to be completed. Once the PUD is accepted by the Planning Department, it then goes to hearings before the Planning Commission and then the County Commissioners.

6) Zoning – In a conversation with Edward Vigil, Kurt was told that the “Final Draft” of the county’s zoning application will be completed within the next 4 weeks. A new planner, Andy, is heading up the department’s efforts. The JWG has not been able to meet with him and we have no idea what he understands about our Ordinance and the zoning we’ve had in place for the past 18 years. We were advised that we’d have no opportunity to discuss the final draft with him or Planning but that we can bring our concerns before the Planning Commission and County Commissioners. We will have up to approximately 2 months to review the draft before it is scheduled to go before the Commission. We expect it will be similar to the previous Final Draft received early in 2020.

7) Night Sky – Tim Seay has not been spending much time in Taos and suggested the committee might meet in January with the intention of preparing for a presentation at the February ULCNA meeting. In the meantime, the Taos County Ordinance 2006-9 “Night Sky Protection Act” will be posted at the ULCNA website for members to download and review. Eugenia suggested we take pictures of lights on in the neighborhood so as to be able to indicate to those neighbors that they are not in compliance with the county’s and neighborhood’s ordinances.

8) 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, Phil Caston and Kent Kobakoff have agreed to continue on the board. Jim Turner moved to elect the slate

by acclamation, with a second by Eugenia. The board was then elected by unanimous vote. All current officers will remain in their positions for the next year.

9) The next regular board meeting is scheduled for January 11th, 2022. A December meeting could be called if developments warrant.

10) Meeting was adjourned at 7:22PM

Jeff Tetenbaum