

FINAL DRAFT
Minutes of April 2022 Board Meeting
Upper Las Colonias Neighborhood Association
April 12, 2022 4:04PM
Zoom at Residences

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

Members On Zoom – Dianne McKenzie, John Red Horse, Honore Maloney, Cardinal Rieger, Jon Stuart, George Schaub, Henry Hornberger, Martha Grossman, Roger Pattison, Jason Wylie, Mary Ann Morrissey, Linda Fair, Lisa Tudor, Betsy Wessler, Kevin Wood, Carol Smith, Doris Breier, Sharon Hobbs, Jack Jacobs, Eleanor Walther, Zachary Lowe, Karina Thomas, and Tom Ottinger.

1. Treasurer's Report – David Nielson indicated there is currently \$3,586.56 in our account, no change from the balance in February.

2. Minutes from the February Board Meeting were approved.

3. TREV – John noted the county is reviewing updated resubmittal documents that the TREV team submitted a few weeks ago. The TREV team has met with Taos County Planning Department staff to review the resubmittal and some new staff requests that should be forwarded to the county in the next two weeks. Once the Planning Department deems the submission complete, a link to the TREV website will be included on the ULCNA website. In addition, the new revised site plan will be available for members to look at, posted on the Quail Ridge Tennis Facility bulletin board.

4. Jeff gave a very brief status of the Zoning matter. We've not heard back from the county since November 2020, other than informally being told that they are working on it. We've talked about giving Andy Jones, the new county planner, an introductory tour of the ULCNA neighborhood. We also noted that Edward Vigil, who headed up the Planning Department, has retired.

5. Short Term Rentals (STRs) – The county is considering the issue with a view toward updating its existing STR requirements and regulations by creating a new STR ordinance. Our meeting notice and ULCNA's new STR webpage introduced the issue and requested input from our members, both written and at the meeting. Kurt read the four written comments in advance of our meeting discussion. Dianne mentioned that the county presently has about 330 short term rental listings on VRBO. The town has a limit of 120 STRs. We do not know how many STR homes are in ULC. We are aware of some, including 4 on Nacoma, 4-6 on Mirlo, 3 on Buena Vista and 1 on Tecolote. A few suggestions were made, including grandfathering current properties, the need for STR regulations & related enforcement, limiting new rentals, the importance of owners and

agents being able to be contacted and making neighbors aware of how to contact them 24/7 for every STR. We also discussed the need to include different STR requirements for each ULCNA subzone in a county wide STR ordinance to make sure the new ordinance adequately accommodates the diverse needs of our unique mixed-use community. Two motions were made and approved. The first would be to inform the county planning department that ULCNA is very interested in this matter and that we will be forwarding our thoughts and suggestions about ~~on~~ the STR issue in the near future. With this statement of interest, we will forward a link to the new STR introduction page drafted by John, Dianne and Kurt.

The second motion approved the formation of a committee to formulate a ULCNA position on the matter. The group will be chaired by David with Jonathan Stuart, Kevin Wood, Phil Caston and John Halley participating. The committee, among other things, will try to determine the number rentals in the neighborhood, whether to survey our property owners, and recommend what we'd like the county to consider. The draft will first go to the board and then for consideration by the membership.

The Chamisa Vista Subdivision is considering whether to allow rentals in their HOA.

6. Other Activity noted –

Kurt mentioned that a man was acting weirdly in approaching at least three neighbors. The police were called and came out quickly.

Paint Ball attacks have continued, with Pizano's being targeted regularly. Police advise that the color being used is not sold in the county. We need to continue to report other instances when they occur.

A No Objection Letter for the Addition of a second story to Paul and Sherry Barrett's Carport on Quail Road was forwarded to the county.

We sent out the Community Health Needs Assessment Survey to the membership in February, at the request of the Stuarts.

There was a hearing on March 31 on the Lot Split request by Kevin Young on the property on Mirlo. We are not aware of any objections and we are unaware of the county's determination.

7. Next Meeting is May 10th and is tentatively scheduled to be both in person and on Zoom.

8. Meeting was adjourned at 5:36PM