

## FOURTH DRAFT

Minutes of 2022 Annual Meeting

Upper Las Colonias Neighborhood Association

November 15, 2022 5:38PM

Quail Ridge Tennis Facility and Zoom at Residences

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

Members Present – Martha Grossman, Coby Senescu, Honore Maloney, Jack Jacobs, Sue Huddy, Gary Vest, Paul Higham, Kay McNair, Cardinal Rieger, Mary Ann Morrissey

Members On Zoom – Participating either for part or the entire call- Dianne McKenzie, John Red Horse, Jon Stuart, Henry Hornberger, Carol Smith, Roger Pattison, Tonya Urick, David Smidt, Anthony Fountain, Caroline Hornberger, Ken Littlejohn, Linda Fair, Mariah Green, Mary and Randy Brooks, Sheryl Barrett, Travis Rippe, Kaela Hawari, Tonna Burgess, Kevin Wood, Sara Hammes and Margaret Chipman, Apologies if I've left anyone off.

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

1. Treasurer's Report – John Mahoney indicated there was \$3,586.56 in our account at the start of the year. Two transactions, one for 3 years for our website and one for the annual state registration totaled to \$354.81. Current balance is \$3,231.75

2. Minutes from the November Board meeting were approved.

3 AnJanette Brush, our County Commissioner, gave a brief summary of activity and other matters in the county and took questions from those present as well as from those on ZOOM:

County's greatest challenge – headcount. Fully staffed, the county would have 293 employed. Currently only 217 are working.

County Courthouse in the Plaza – work is almost completed – will be ADA compliant.

Taos Veterans Cemetery – work is ongoing. Possible the VA could eventually bring it under their jurisdiction.

Blueberry Hill Road Work – Ongoing. The road can't be widened. Cost would be prohibitive.

Residential Substance Abuse. Care – County is working with an Espanola organization (I didn't get the name – Anyone get the name?) to convert the old Days Inn to residential care. Those who've recovered would then be helped to find jobs in town with the (?? Economic District) assisting

Detox Center – A building close by the hospital owned by the town will be transferred to the county for use as a detox center.

US Federal Rescue Plan – County was granted \$6 million, has received half to date. Intent is to use most for housing. Necessary to enable teachers, other professionals to be able to afford housing here. County passed an Affordable Housing Ordinance which allows for state funding.

Short Term Housing – County is working to develop a policy. Received a briefing and free trial for a software program to track rentals.

Preliminary estimate of 1,400 rental properties in the county of an estimated 10,000 (per Jack Jacobs) residential properties. Anjanette gets comments on STRs – ban altogether, don't monitor at all, and others in between. Counsel advised against preferences for locals and size differences in the policy being drafted by the Senior Planner. A business license is required to allow properties to be rented. We recently issued two No Objection Letters for business licenses. Our website reflects policies from other locations. Lastly, fee income can be used for enforcement of any new policy. QR Casas has a 30 day minimum for rentals. The 5 Quail Ridge units do not have limits.

Planning Director – Current director is interim. Interviews for a permanent director are ongoing.

Recycling- There is one site recycling. Bertha Street site is still closed.

4. TREV – Updated application submittal documents for the TREV project have been delivered on November 14 (Monday) and 17 (Thursday) to Taos County in response to Taos County Planning Department's final list of what is needed to deem the application complete. The Taos County Planning Department will have up to 30 days after Thursday's submittal for their review and the application will very likely then be deemed complete. After the TREV application is deemed complete, introductory TREV documents will be posted and provided at ULCNA & TREV websites. And a full set of documents will be available for review at the Taos County Planning Department. A comprehensive introduction to the revised submittal (and the whole TREV project for new members) will be presented to the ULCNA at Quail Ridge with follow up Q & A, tentatively scheduled for January 7th Saturday at 10AM, and a second introduction for January 11th Wednesday at 4pm for anyone who can't make it on January 7th. Follow up meetings can also be scheduled for TREV project topics that ULCNA members may want to learn more about. And if helpful, some of the follow up meetings could be held with a workshop format similar to many workshops held as part of the TREV project's early presentations in 2017 - 2020. In response to questions about the traffic study, John noted that the traffic study area extends well beyond our ULCN community all the way up to Taos Ski Valley. And the original study has been updated two times in the 4+ years it's been worked on. Rudy at the Taos Planning Department and the TREV project team are working together towards a common goal of scheduling the first TREV project public hearing for mid February.

5. TREV Traffic – Phil gave a short summary of the status. Refer to the November regular meeting Minutes for details.

6. Activity and Construction – Kurt mentioned a few items from the list that follows - included here for the record.

December - NOL Alphonso Vigil New Home at 8 Camino Alfonso

December - NOL Eugenia Hauber Lot Line Adjustment - Upper Colonias Rd

December - Paint Ball incidents to homes and vehicles

January - NOL Kevin Young Lot Split on property on Mirlo Drive

January - NOL Songwriter vacated property from Mission Hills Subdivision

February - Songwriter LLC - "Letter of Explanation - Songwriter Homes LLC" sent to the county's Board of Adjustment. The purpose of the letter is to obtain a variance from Ordinance 2003-7, to allow for the building of 24 homes on 8.3 acres in Upper Las Colonias. We've heard nothing since.

April -NOL Paul and Sheryl Barrett Garage Addition Sunrise Builders 4 Quail Rd

May - NOL Taylor and Dan Spencer New Home on LOT 2 Upper Las Colonias Rd

June - NOL Harrison Holthouse New Home on 5 Tewa Rd.

June - NOLs Max Edelman New Homes at 30 Gavilan and 185 ULC Extension Lot 17

July - NOL Jack and Diane Jacobs Storage Shed at 19 Nacoma

July - NOL Andrew Lieuwin New Home 16 Isleta Rd

July – Kimberley Brandt at 31 Santa Domingo. Carport that was Red Tagged by the county. It was built without a permit and it is within the setback. Ultimately, the county planning department concluded Ms. Brandt would have to apply for a variance or demolish the structure. Status is unknown at this time

August - NOL Tobin Clark Home Addition Maya Builders Doug Bridgers at 27 West Rd

August - NOL T Square Builders Tony Vinella New Home at 8 Mirlo (Kevin Young split)

September - Max Edelman application for a setback variance for the open lot in front of La Vida Feliz condos.

September - NOL Logan Wannamaker for a new shed for storage and pottery Lot 6 Paul Hunner Subdivision

October - NOL Travis Rippe application for business license for home short term rentals 2 Quail Rd.

October - Robnett property on Quail Rd. - junkyard reported by Mike Borkland

October - NOL Taos Mountain Grown LLC Mario Vargas - a marijuana packing facility. John Summers property on 150

November - NOL Robert and Pat Bone application for business license for home short term rentals 8 Del Norte.

7) Election of the Board – The slate of nominees was introduced by Kurt. All members of the current board, with the exception of Jim Turner, i.e.- Jeff Tetenbaum, Kurt Edelbrock, Steve Turner, Eugenia Hauber, Mike Tarleton, John Halley, John Mahoney, David Nielson, Phil Caston and Kent Kobakoff have agreed to continue on the board. Jonathan Stuart and John Red-Horse have been added to the slate. The membership voted and the board was then elected by unanimous vote.

8) The next regular board meeting is scheduled for January 10<sup>th</sup>, 2023. A December meeting could be called if developments warrant.

9) Meeting was adjourned at 6:59PM

10) Meeting to Elect Officers.

This meeting was held minutes after the Annual Meeting. Officers elected were Kurt Edelbrock President, Phil Caston Vice President, Jeff Tetenbaum Secretary and John Mahoney Treasurer.

Meeting was adjourned at 7:30PM