

SECOND DRAFT

Minutes of the January 2024 Board Meeting

Upper Las Colonias Neighborhood Association

January 9, 2024 4:03 PM

Quail Ridge Tennis Facility and Zoom at Residences

Board Attendance - Present - Kurt Edelbrock, Eugenia Hauber, Jeff Tetenbaum, Mike Tarleton, Steve Turner, John Halley, Cardinal Rieger John Red Horse, Kent Kobakoff and Phil Caston
On ZOOM -David Nielson and Jonathan Stuart

Members Present – Henry Hornberger, Roger Parrish, Charlie Schmidt, Gary and Coleen Ferguson, Sue Huddy, Gene Imbro, Betsy Wessler, Jim Fell, Gary Vest, Tim Seay, Kevin Wood, Honore Maloney, Lou and Helen Bright, Diane Enright, and Dale and Dana Christian.

Members On Zoom – Eleanor Walther, George Schaub, George Bostian, Ken Littlejohn, Kaela Hawari, Lucy Ferguson, Mariah Martin, Randy Brooks, Mary Brooks, Roger Pattison, and Tanya Urick.

Present – Mario Vargas and Miguel Montoya from Taos Mountain Grown (TMG) and Andrew Beishline from Allsup. On ZOOM from Allsup – Jim Wible, Keith Meyer and Kevin Fannin.

1. Treasurer's Report – Cardinal (for David Nielson) indicated current balance remains at \$1,253.58. No change from the last month.
2. Minutes from the November 2023 meetings were approved.
3. Kurt opened the meeting by discussing the differences between the ULCNA Vision and Code (our Ordinance) as we consider how we approach the TMG and Gas Station. While our vision may describe a particular want, county rules may override. We must look at how we can work within the county rules to make them less burdensome for our neighborhood.
4. Mario Vargas and Miguel Montoya of Taos Mountain Grown LLC – Mario summarized the goals of the TMG. Points made:
 1. He indicated TMG is a micro producer with 200 plants, wanting to increase it to 700 (400 inside, 300 outside).

2. He indicated the state and county have indicated TMG complies with all regulations.
3. Two hoop houses (19x80 and 23x60) are planned, hidden by black curtains covering tall fences.
4. Water is now being hauled in from El Prado water for plants. They will be using well water for their bathrooms, sinks, etc.
5. The county permits TMG to use a previous ACE traffic study.
6. They intend to include retail at the site.
7. They will pave a parking area with the entrance at the north end of the property.
8. Mario stated they use no chemicals and the plants do not generate waste.
9. LED lighting is used for indoor plants and sunlight for hoop houses.
10. Security is critical for cannabis. Personnel at the door, a safe for cash.

Later in the meeting, even after further discussion regarding black covers, adobe walls, etc., that do not comply with our Ordinance, the Board voted 7-3 to approve a No Objection Letter. After even further discussion, the vote was reversed based on several concerns expressed by the board and the membership. Kurt, Eugenia, and Phil (possibly also John H and Jeff) will try to meet with Rudy or Andy at Planning to discuss how to proceed with TMG, Allsup, and ACE issues.

5. TREV – The Planning Commission hearing has been postponed until late February or March. Rudy indicated to Cardinal that the application was 95% complete (items missing?) instead of what had been understood to be 100%. John stated the material requested for the application was 100% complete and that Rudy was likely referring to administrative matters. On the Thursday following the meeting, John advised that the administrative issues had been fully resolved and that the first public hearing with the Planning Commission was scheduled for the 15th of February at 10:00 AM.

6. Gas Station – Andrew Beishline summarized ALLSUP plans for a convenience store/gas station on George Bostian's property at the corner of 150 and 522. Points made:

1. 24 gas stations from 12 pumps
2. 4 truck bays
3. no overnight parking for trucks
4. There is no current intention to have EV charging stations
5. open 24-7

6. one entrance and exit on 150 with right turns in and out only
7. One entrance and exit on 522.
8. the C store would carry “beer and wine.” Andrew stated they have a full license.

Discussion followed to try to make the best of what most members would rather not have. Trees? Sound barriers?

7. Short-Term Rentals – There is nothing new on this matter.
8. Kurt to follow up on the carport issue
9. No Objection Letters – David brought up the question of the No Objection Letter. Are board members voting on their individual preferences or voting based on the views of their constituents? In effect, on essential matters, should we be polling the membership or voting because the membership elected the members to the board as in a representative democracy? There was a discussion about having an Executive Board Meeting to review our No Objection Letter procedures before the next meeting. In lieu thereof, it was decided to include this as an agenda item at our next meeting.
10. Notice – We will review the website and reconfirm with the Planning Department that they have our correct address for notices.
11. The meeting was adjourned at 6:38 PM. The next meeting is scheduled for February 6th.