

## SECOND DRAFT

Minutes of the June 2024 Board Meeting

Upper Las Colonias Neighborhood Association

June 4, 2024, 4:02 PM

Quail Ridge Tennis Facility and Zoom at Residences

Board attendance - Kurt Edelbrock, Phil Caston, Mike Tarleton, Cardinal Rieger, Jeff Tetenbaum, Steve Turner, John Red Horse, Eugenia Hauber, John Halley, and Kent Kobakoff. On Zoom - David Nielson. Absent - John Stuart

Members Present - Lucy and Allen Ferguson, Sue Huddy, Gene Imbro, Roger Parrish, Ellen Hamil, Honore Maloney, Robert Todd, Martha Grossman, Gary Vest, Lee Blackwell, Joan Vandenbos, Eleanor Walther, Linda Fair, Jack Jacobs, Henry Hornberger and Lynn Jones.

On Zoom - Dianne McKenzie – Host, George Bostian, George Schaub, Hays Alexander, Mary Brooks, Kay McNair, Sharon Hobbs, Sandy Edmondson, Ken Littlejohn, Jim Asperger, Caroline Hornberger and Ada Portman

1. Treasurer's Report - David reported no change from the May meeting. Balance of \$1,653.58
2. May Meeting Minutes - Approved
3. Allsups - Phil gave a brief status report mentioning the issues that still have not been resolved. Among them are setbacks, 50% coverage, acequia distance, color, and landscaping. Since the last meeting, Allsups asked if we would write a No Objection Letter. We responded by sending a copy of the May Minutes regarding Allsups. These indicated that we were opposed to the project. We then had further discussions on what we needed to do. Do we need to respond to the county, or have we done enough? A motion was put forward to send another letter to the county within a few days, with the previous two letters attached. It was then amended to send it if the county wants something more. Phil will follow up with planning. There were 10-1 favorable votes on both versions of the motion.
4. TREV - John H noted the hearing on the 11th before the county Commissioners, then mentioned that the four books were expected to be available on the county website and might be included on the TREV website. Volumes 1 and 4 have been amended with clarifications resulting

from the hearing before the Planning Commissioners. Regarding Gavilan, there was some confusion about what is in the plan. John H indicated the plan trues up Gavilan to 90 degrees, and left turns are not restricted. Some members were under a different impression as it was understood that a left turn was not permitted based on the approximation of Gavilan to Cherry Street. Also, concerns were expressed regarding the acequia and exemptions for notifications to the acequia. John H noted the PUD requires some by regulation. Ultimately, agreement seemed to be reached that the parties were in contact and that any problems were being addressed. Kent read from a paper regarding the protest on the second of June, noting that the March was cleared by legal and by the sheriff and that it was to be and was peaceful and non-disruptive.

Lucy Ferguson, who hasn't been able to follow this matter, asked how it was expected to play out. John H had 7 minutes to explain and did so in 6, describing how the project will be constructed in phases after the infrastructure is in place.

5 Cannabis -Since the last meeting, Planning provided a report on the status of Taos Mountain Grown and asked if we'd comment. Phil noted two hoop houses will be added. They will not comply with our zoning, but the county advised that it would not be a problem because it is considered agriculture. The houses will only have natural lighting. Fencing will surround the houses, a considerable distance from 150. Light-colored fencing would be preferred. The board voted unanimously to issue a No Objection Letter and forward it to the county

6 May Meeting Motion - Discussion resumed on Kent's motion, carried out at the May 7th meeting. It was a motion to hold a working session of the DSAB to take a deep look at the TREV application and determine exactly how it relates to ULC zoning. This would provide comprehensive information that would help draft a new letter to Planning, clarify our organization's official position, and close our first letter's open-ended nature. One month has passed since the passing of the original motion, and the DSAB working session has yet to be scheduled. In board email discussions during that time, some members pushed back, and the necessity of the DSAB session was called into question. At the June 4th meeting, Kent pointed out that since the original motion was carried, it needed to either be acted on or overturned by a motion to reverse it. He made a motion to establish that if that reversal were to happen, it would be by a roll-call board vote. That motion was carried. Following that, no new

motion was made to overturn the original motion. The DSAB work session should be scheduled promptly.

7 Next Meeting is scheduled for **July 23rd**. Adjourned at **6:50 pm**