

January 16, 2018 4:00 PM

Quail Ridge Tennis Facility

Attendance - Present - Eugenia Hauber, Jeff Tetenbaum, , Kurt Edelbrock, CJ Johnson, Jim Turner, Steve Turner and John Mahoney. Mike Tarleton was absent.

Members in Attendance – Kent Kobakoff, Margaret Chipman, Leslie Caldwell, Nova Martinez Meyer, Tim Seay, Bob Zani, Mary Ann Morrissey, Alex Shoenfeld, Klaus Wombacher, Mark Wilson, Honore Maloney, Steve Fletcher, Pat Bone, Jon Young, and Bambi Sturbois. Also John Halley and Mark Yaravitz representing the Tarleton Project.

1. Treasurer’s Report – No change from prior month. \$814.61
2. Minutes of [December 6, 2017](#) meeting were approved
3. Tarleton Project – concerns were expressed by a number of members:
 - a) **Density of the residential housing** - There is concern about the number of housing units planned to be constructed over the next 20 or more years. John and Mark explained that if the entire property were to be divided into 2 acre lots, there would be more units than currently contemplated. Also, the number of units in the plan is less than what the current regulations would permit.
 - b) **Police presence and the possibility of increase in crime** - It was noted that police presence in this part of town is rare. With additional population moving into rental and other housing, concern was expressed that crime will increase. John indicated that in a similar set up in Aldea in Santa Fe, crime is not a problem.
 - c) **Commercial buildings just south of Cielo Road** - Based on previous discussions among the developers and the neighbors on the north side, the commercial structures that would have blocked views to the south have been relocated in the most recent plan.
 - d) **The water treatment plant on the south side of the property** - A significant part of the meeting was devoted to questions and discussion regarding the tertiary water treatment plant. Concerns noted were with respect to odor, light, noise and equipment failure. In addition, the location of the plant is a major concern. Mark and John have not yet seen this type of plant in use. More study is needed before a decision can be made as to the type of plant to be constructed. Advice has been received from TSV on the best plant to use in this instance. Also, it was explained that the plant will most likely be moved further into the acreage to create additional distance from current residents outside the property.
 - e) **Setbacks along Cielo appear to be narrower than those along Gavilan** - Setbacks along the

northern end should be increased based on moving the commercial structures further west and south in the property.

- f) **Where water is coming from to be utilized on the property** - As noted previously, water from the entire property will be acquired from the El Prado Water District. An 8 inch pipe will be buried from the Old Blinking Light (the location of one of the District's wells) to the north end of the property along 150. Construction will commence this spring. No wells will be drilled on the property. Distillery will use trucked in water if the pipeline is not constructed in time.
 - g) **Residential housing** – gradient sloping big lots to small - John Halley explained that the concept of sloping big lots to small was already incorporated into the plan.
4. Discussion re businesses in the PUD – There was some concern regarding our overlay uses and whether or not they would be respected within the PUD. Tom Blankenhorn had previously indicated that they would be and Mark confirmed that they would be respected.
 5. Phases – How will the property be developed – first is the infrastructure and then rental properties, to be followed by everything else over the next 20-30 years, according to the PUD. Mark gave another summary of the reason for the project for the benefit of those who hadn't attended any of the previous meetings.
 6. Next meeting is scheduled for [February 6, 2018](#)
 7. Meeting was adjourned at 5:45PM